



South Bay Community Development District

March 11, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 298 253 886 938 3 Passcode: 3sA3U74m

Join:

<https://teams.microsoft.com/meet/2982538869383?p=0r2YKmNntRHOBnrcBj>

2005 PAN AM CIRCLE, SUITE 300

TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

South Bay Community Development District

Board of Supervisors

Ian Brown, Chairman
Scott Campbell, Vice Chairman
Mary Madden, Assistant Secretary
John Aldrich, Assistant Secretary
Vacant

Staff:

Christina Newsome, District Manager
David Smith, District Counsel
Rick Brylanski, District Engineer
Howard Neal, Field Services Director
Sergio Inguanzo, District Accountant
Melinda Gallo, Administrative Assistant

Meeting Agenda

Wednesday, March 11, 2026 – 1:00 p.m.

1. **Call to Order and Roll Call**
2. **Approval of Agenda**
3. **Audience Comments – Three (3) Minute Time Limit**
4. **Staff Reports**
 - A. District Accountant Report P. 3
 - i. Review of Financial Statement..... P. 10
 - ii. Acceptance of Check Register P. 23
 - B. Landscape Report
 - i. Consideration of Searless Landscape Beautification Proposal P. 25
 - C. District Engineer
 - i. Update on Buoy Permit
 - ii. Update on Lennar Turnover
 - iii. Update on Sea Wall
 - D. District Counsel
 - i. Review of Response to Post Antigua Cove Inspection Email..... P. 31
 - E. District Manager
5. **Business Items**
 - A. Consideration of Stephen Hererra Resignation Letter P. 35
 - B. Consideration of Steve Fancy Resume P. 36
 - C. Consideration of Memorandum with Responses P. 38
 - D. Discussion of ASOLO Submittal Parcel I P. 139
 - E. Ratification of Resolution 2026-01, Removing and Designating a New Treasurer..... P. 145
 - F. Consideration of Resolution 2026-02, General Election P. 146
6. **Business Administration**
 - A. Consideration of Minutes from the Meeting held February 11, 2026 P. 148
7. **Supervisor Requests**
8. **Audience Comments – Three (3) Minute Time Limit**
9. **Adjournment**

The next meeting is scheduled for Wednesday, April 8, 2026, at 1:00 p.m.

District Office:

Inframark, Community Management Services
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
813-873-7300

Meeting Location:

Little Harbor POA Clubhouse
611 Destiny Drive
Ruskin, Florida 33570

South Bay Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Jan 31, 2026
 (Sorted by Department)

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|--------------|-----------|------------|-------------|-------------|-------------|--------|
|--------------|-----------|------------|-------------|-------------|-------------|--------|

DEPARTMENT NAME: LEGISLATIVE

Account Name: P/R-Board of Supervisors

| | | | | | | |
|----------|-------------------|----------|--|-------------------------|--------------------|----------|
| 10/15/25 | 511001-51101-5000 | JE000383 | | RECL JOHN ALDRICH BOARD | 10/15/25 | 200.00 |
| 10/21/25 | 511001-51101-5000 | ADP0021 | | ADP Wages | | 600.00 |
| 10/21/25 | 511001-51101-5000 | ADP0021 | | ADP Wages | | 200.00 |
| 11/12/25 | 511001-51101-5000 | JE000391 | | JOHN ALDRICH BOARD | 11/12/25 | 200.00 |
| 11/14/25 | 511001-51101-5000 | ADP0022 | | ADP Wages | | 600.00 |
| 11/14/25 | 511001-51101-5000 | ADP0022 | | Payroll-Salary | | 200.00 |
| 12/10/25 | 511001-51101-5000 | JE000402 | | RECL JOHN ALDRICH BOARD | 12/8/25 & 12/10/25 | 400.00 |
| 12/12/25 | 511001-51101-5000 | ADP0023 | | ADP Wages | | 1,200.00 |
| 12/12/25 | 511001-51101-5000 | ADP0023 | | Payroll-Salary | | 400.00 |
| 01/22/26 | 511001-51101-5000 | ADP FEES | | BOARD P/R | | 1,000.00 |

| | |
|-------------------------------------|-------------|
| YTD Total | 5,000.00 |
| Annual Budget | \$12,000.00 |
| Amount Remaining / (Budget overage) | \$7,000.00 |
| % of Budget | 41.7% |

Account Name: FICA Taxes

| | | | | | | |
|----------|-------------------|---------|--|---------|--|--------|
| 10/21/25 | 521001-51101-5000 | ADP0021 | | ER FICA | | 61.20 |
| 11/14/25 | 521001-51101-5000 | ADP0022 | | ER FICA | | 61.20 |
| 12/12/25 | 521001-51101-5000 | ADP0023 | | ER FICA | | 122.40 |

| | |
|-------------------------------------|----------|
| YTD Total | 244.80 |
| Annual Budget | \$918.00 |
| Amount Remaining / (Budget overage) | \$673.20 |
| % of Budget | 26.7% |

| | |
|--------------------------------------|-------------------|
| Legislative Department Total: | \$5,244.80 |
|--------------------------------------|-------------------|

DEPARTMENT NAME: EXECUTIVE

Account Name: ProfServ-Mgmt Consulting

| | | | | | | |
|----------|-------------------|--------|--------|---------------|--------------------|----------|
| 10/08/25 | 531027-51201-5000 | 160703 | VENDOR | INFRAMARK LLC | OCT 2025 MGMT SVCS | 4,287.16 |
| 11/11/25 | 531027-51201-5000 | 163580 | VENDOR | INFRAMARK LLC | NOV 2025 MGMT SVCS | 4,287.17 |
| 12/01/25 | 531027-51201-5000 | 165706 | VENDOR | INFRAMARK LLC | DEC 2025 MGMT SVCS | 4,287.17 |
| 01/02/26 | 531027-51201-5000 | 167829 | VENDOR | INFRAMARK LLC | JAN 2026 MGMT SVCS | 4,287.17 |

| | |
|-------------------------------------|-------------|
| YTD Total | 17,148.67 |
| Annual Budget | \$51,446.00 |
| Amount Remaining / (Budget overage) | \$34,297.33 |
| % of Budget | 33.3% |

| | |
|------------------------------------|--------------------|
| Executive Department Total: | \$17,148.67 |
|------------------------------------|--------------------|

DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: ProfServ-Dissemination Agent

| | | | | | | |
|----------|-------------------|-----------------|--------|--------------------------------|--|------------|
| 10/01/25 | 531012-51301-5000 | ACCRUE | | | LERNER REPORTING SVCS INV 383 FY 2025 SVCS | (5,000.00) |
| 10/01/25 | 531012-51301-5000 | ACCRUE REVERSAL | | | LERNER REPORTING SVCS INV 383 FY 2025 SVCS | 5,000.00 |
| 11/07/25 | 531012-51301-5000 | 383 | VENDOR | LERNER REPORTING SERVICES, INC | ANNUAL DISCLOSURE FEE | 5,000.00 |

| | |
|-------------------------------------|------------|
| YTD Total | 5,000.00 |
| Annual Budget | \$5,000.00 |
| Amount Remaining / (Budget overage) | \$0.00 |
| % of Budget | 100.0% |

Account Name: Assessment Roll

| | | | | | | |
|----------|-------------------|--------|--------|---------------|--------------------|----------|
| 12/01/25 | 531141-51301-5000 | 165706 | VENDOR | INFRAMARK LLC | DEC 2025 MGMT SVCS | 6,000.00 |
|----------|-------------------|--------|--------|---------------|--------------------|----------|

| | |
|-------------------------------------|------------|
| YTD Total | 6,000.00 |
| Annual Budget | \$6,000.00 |
| Amount Remaining / (Budget overage) | \$0.00 |
| % of Budget | 100.0% |

Account Name: Auditing Services

| | | | | | | |
|----------|-------------------|-------|--------|-------------------|---------------|----------|
| 01/05/26 | 532002-51301-5000 | 28487 | VENDOR | GRAU & ASSOCIATES | AUDIT FY 2025 | 2,500.00 |
|----------|-------------------|-------|--------|-------------------|---------------|----------|

| | |
|------------------|----------|
| YTD Total | 2,500.00 |
|------------------|----------|

South Bay Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Jan 31, 2026
 (Sorted by Department)

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount | |
|--|-------------------|-------------|-------------|-------------------|---|---|--------------------|
| | | | | | | Annual Budget | \$5,900.00 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> | \$3,400.00 |
| | | | | | | <i>% of Budget</i> | 42.4% |
| Account Name: Postage and Freight | | | | | | | |
| 11/25/25 | 541006-51301-5000 | 164579 | VENDOR | INFRAMARK LLC | POSTAGE/WEBSITE | 4.44 | |
| 12/22/25 | 541006-51301-5000 | 166731 | VENDOR | INFRAMARK LLC | NOV 2025 POSTAGE | 4.44 | |
| 01/20/26 | 541006-51301-5000 | 169071 | VENDOR | INFRAMARK LLC | DEC 2025 POSTAGE | 10.43 | |
| | | | | | | YTD Total | 19.31 |
| | | | | | | Annual Budget | \$750.00 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> | \$730.69 |
| | | | | | | <i>% of Budget</i> | 2.6% |
| Account Name: Insurance - Risk Management | | | | | | | |
| 10/01/25 | 545003-51301-5000 | PREPAID | | | RECL EGIS INSURANCE ADVISORS FY 2026 POLICY | 15,479.00 | |
| | | | | | | YTD Total | 15,479.00 |
| | | | | | | Annual Budget | \$19,200.00 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> | \$3,721.00 |
| | | | | | | <i>% of Budget</i> | 80.6% |
| Account Name: Legal Advertising | | | | | | | |
| 11/20/25 | 548002-51301-5000 | 25-03576H | VENDOR | BUSINESS OBSERVER | SUPERVISOR WORKSHOP 12/8/25 | 50.31 | |
| | | | | | | YTD Total | 50.31 |
| | | | | | | Annual Budget | \$2,477.00 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> | \$2,426.69 |
| | | | | | | <i>% of Budget</i> | 2.0% |
| Account Name: Misc-Assessment Collection Cost | | | | | | | |
| 11/07/25 | 549070-51301-5000 | ASSESSMENTS | | | HILLSBOROUGH TX COLLECTOR-CURRENT 10/1-10/31/25 | 216.66 | |
| 11/14/25 | 549070-51301-5000 | ASSESSMENTS | | | HILLSBOROUGH TX COLLECTOR-CURRENT 11/1-11/09/25 | 458.56 | |
| 11/21/25 | 549070-51301-5000 | ASSESSMENTS | | | HILLSBOROUGH TX COLLECTOR-CURRENT 11/10-11/16/25 | 785.93 | |
| 12/03/25 | 549070-51301-5000 | ASSESSMENTS | | | HILLSBOROUGH TX COLLECTOR-CURRENT 11/17-11/25/25 | 1,458.12 | |
| 12/05/25 | 549070-51301-5000 | ASSESSMENTS | | | HILLSBOROUGH TX COLLECTOR-CURRENT 11/26-11/30/25 | 7,281.95 | |
| 12/19/25 | 549070-51301-5000 | ASSESSMENTS | | | HILLSBOROUGH TX COLLECTOR-CURRENT/INSTALL 12/1-12/14/25 | 2,060.24 | |
| 01/06/26 | 549070-51301-5000 | ASSESSMENTS | | | HILLSBOROUGH TX COLLECTOR-CURRENT/INSTALL 12/15-12/31/2 | 370.18 | |
| | | | | | | YTD Total | 12,631.64 |
| | | | | | | Annual Budget | \$13,854.00 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> | \$1,222.36 |
| | | | | | | <i>% of Budget</i> | 91.2% |
| Account Name: Website Expense | | | | | | | |
| 11/07/25 | 549933-51301-5000 | SBCDD-09 | VENDOR | RICHARD S METZ | CLOUD BASED SERVICE 4/1-6/30/25 | 249.00 | |
| 11/10/25 | 549933-51301-5000 | SBCDD-10 | VENDOR | RICHARD S METZ | CLOUD BASED SVC 7/1-9/30/25 | 252.00 | |
| 11/25/25 | 549933-51301-5000 | 164579 | VENDOR | INFRAMARK LLC | POSTAGE/WEBSITE | 26.67 | |
| | | | | | | YTD Total | 527.67 |
| | | | | | | Annual Budget | \$0.00 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> | (\$527.67) |
| | | | | | | <i>% of Budget</i> | n/a |
| Account Name: Annual District Filing Fee | | | | | | | |
| 10/12/25 | 554007-51301-5000 | 92830 | VENDOR | FLORIDA COMMERCE | ANNUAL FILING FEE | 175.00 | |
| | | | | | | YTD Total | 175.00 |
| | | | | | | Annual Budget | \$175.00 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> | \$0.00 |
| | | | | | | <i>% of Budget</i> | 100.0% |
| | | | | | | Financial And Administrative Department Total: | \$42,382.93 |

DEPARTMENT NAME: LEGAL COUNSEL

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount | |
|--------------|-------------------|------------|-------------|--------------------|--|------------------|-----------|
| 10/31/25 | 531023-51401-5000 | OCT 2025 | | | ACCUE GRAY ROBINSON INV 11322931 SEPT 2025 | 18,310.83 | |
| 10/31/25 | 531023-51401-5000 | OCT 2025 | | | ACCUE GRAY ROBINSON INV 11322931 SEPT 2025 | (18,310.83) | |
| 11/10/25 | 531023-51401-5000 | 11328108 | VENDOR | GRAY ROBINSON P.A. | OCT 2025 SVCS | 20,300.00 | |
| 12/05/25 | 531023-51401-5000 | 11322931 | VENDOR | GRAY ROBINSON P.A. | SEPT 2025 FEES | 18,310.83 | |
| 12/05/25 | 531023-51401-5000 | OCT 2025 | | | ACCUE GRAY ROBINSON INV 11322931 SEPT 2025 | (18,310.83) | |
| 01/01/26 | 531023-51401-5000 | 11339430 | VENDOR | GRAY ROBINSON P.A. | DEC 2025 FEES | 25,560.66 | |
| 01/01/26 | 531023-51401-5000 | 11333767 | VENDOR | GRAY ROBINSON P.A. | NOV 2025 FEES | 18,068.54 | |
| | | | | | | YTD Total | 63,929.20 |

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 For the Period(s) from Oct 01, 2025 to Jan 31, 2026
 (Sorted by Department)

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|--|-----------|------------|-------------|-------------|-------------|--|
| | | | | | | Annual Budget \$66,000.00 |
| | | | | | | Amount Remaining / (Budget overage) \$2,070.80 |
| | | | | | | % of Budget 96.9% |
| Legal Counsel Department Total: | | | | | | \$63,929.20 |

DEPARTMENT NAME: COMPREHENSIVE PLANNING

| Account Name: ProfServ-Engineering | | | | | | |
|---|-------------------|------------|-------------|-----------------------------|---------------------------------------|---|
| Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
| 12/12/25 | 531013-51501-5000 | 5533214 | VENDOR | BOWMAN CONSULTING GROUP LTD | HURRICANE IAN SEAWALL INSPECTION SVCS | 5,255.50 |
| 01/16/26 | 531013-51501-5000 | 538856 | VENDOR | BOWMAN CONSULTING GROUP LTD | HURRICANE IAN SEAWALL INSPECTION SVCS | 6,156.75 |
| | | | | | | YTD Total 11,412.25 |
| | | | | | | Annual Budget \$35,000.00 |
| | | | | | | Amount Remaining / (Budget overage) \$23,587.75 |
| | | | | | | % of Budget 32.6% |
| Comprehensive Planning Department Total: | | | | | | \$11,412.25 |

DEPARTMENT NAME: ELECTRIC UTILITY SERVICES

| Account Name: Utility - General | | | | | | |
|--|-------------------|------------|-------------|----------------|------------------------------------|---|
| Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
| 10/01/25 | 543001-53100-5000 | AUG 2025 | | | ACCRUE TECO | (4,900.00) |
| 10/01/25 | 543001-53100-5000 | SEPT 2025 | | | ACCRUE TECO | (4,900.00) |
| 10/07/25 | 543001-53100-5000 | JE000394 | | | RECL TAMPA ELECTRIC 9/23-10/21/25 | 71.89 |
| 10/27/25 | 543001-53100-5000 | JE000393 | | | RECL TAMPA ELECTRIC 8/22-9/22/25 | 4,802.96 |
| 10/31/25 | 543001-53100-5000 | SEPT 2025 | | | ACCRUE TECO | 4,900.00 |
| 10/31/25 | 543001-53100-5000 | AUG 2025 | | | ACCRUE TECO | 4,900.00 |
| 10/31/25 | 543001-53100-5000 | OCT 2025 | | | ACCRUE TECO | 4,900.00 |
| 10/31/25 | 543001-53100-5000 | OCT 2025 | | | ACCRUE TECO | (4,900.00) |
| 11/30/25 | 543001-53100-5000 | NOV 2025 | | | REVERSE ACCRUE TECO | 4,900.00 |
| 11/30/25 | 543001-53100-5000 | NOV 2025 | | | REVERSE ACCRUE TECO | (4,900.00) |
| 11/30/25 | 543001-53100-5000 | NOV 2025 | | | ACCRUE TECO | 4,900.00 |
| 12/01/25 | 543001-53100-5000 | NOV 2025 | | | REVERSE ACCRUE TECO | (4,900.00) |
| 12/01/25 | 543001-53100-5000 | NOV 2025 | | | REVERSE ACCRUE TECO | 4,900.00 |
| 12/01/25 | 543001-53100-5000 | NOV 2025 | | | ACCRUE TECO | (4,900.00) |
| 12/01/25 | 543001-53100-5000 | JE000403 | | | RECL TAMPA ELECTRIC 10/22-11/20/25 | 4,920.76 |
| 12/31/25 | 543001-53100-5000 | DEC 2025 | | | ACCRUE TECO | 4,900.00 |
| 01/01/26 | 543001-53100-5000 | DEC 2025 | | | ACCRUE TECO | (4,900.00) |
| 01/01/26 | 543001-53100-5000 | ACH102026 | VENDOR | TAMPA ELECTRIC | 12/21/25-01/20/26 | 4,788.42 |
| 01/31/26 | 543001-53100-5000 | JAN 2026 | | | ACCRUE TECO | 4,700.00 |
| | | | | | | YTD Total 19,284.03 |
| | | | | | | Annual Budget \$71,500.00 |
| | | | | | | Amount Remaining / (Budget overage) \$52,215.97 |
| | | | | | | % of Budget 27.0% |
| Electric Utility Services Department Total: | | | | | | \$19,284.03 |

DEPARTMENT NAME: WATER UTILITY SERVICES

| Account Name: Utility - Water | | | | | | |
|-------------------------------|-------------------|------------|-------------|-------------|------------------------|----------|
| Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
| 10/01/25 | 543018-53301-5000 | SEPT 2025 | | | ACCRUE BOCC | (620.00) |
| 10/31/25 | 543018-53301-5000 | SEPT 2025 | | | ACCRUE BOCC | 620.00 |
| 10/31/25 | 543018-53301-5000 | OCT 2025 | | | ACCRUE BOCC | 620.00 |
| 10/31/25 | 543018-53301-5000 | 1104257298 | VENDOR | BOCC - ACH | 9/26-10/30/25 SVC | 670.82 |
| 10/31/25 | 543018-53301-5000 | OCT 2025 | | | REVERSE ACCRUE BOCC | (620.00) |
| 11/30/25 | 543018-53301-5000 | NOV 2025 | | | REVERSE ACCRUE BOCC | 670.00 |
| 11/30/25 | 543018-53301-5000 | NOV 2025 | | | REVERSE ACCRUE BOCC | (670.00) |
| 11/30/25 | 543018-53301-5000 | NOV 2025 | | | ACCRUE BOCC | 670.00 |
| 12/01/25 | 543018-53301-5000 | NOV 2025 | | | REVERSE ACCRUE BOCC | (670.00) |
| 12/01/25 | 543018-53301-5000 | NOV 2025 | | | REVERSE ACCRUE BOCC | 670.00 |
| 12/01/25 | 543018-53301-5000 | NOV 2025 | | | ACCRUE BOCC | (670.00) |
| 12/04/25 | 543018-53301-5000 | 1204157298 | VENDOR | BOCC - ACH | SVC PRD 10/30-11/26/25 | 716.62 |

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|---|-------------------|-----------------|-------------|-------------|-----------------------|--------------------|
| 12/31/25 | 543018-53301-5000 | NOV 2025 | | | ACCRUE BOCC | 670.00 |
| 12/31/25 | 543018-53301-5000 | DEC 2025 | | | ACCRUE BOCC | 670.00 |
| 12/31/25 | 543018-53301-5000 | NOV 2025 | | | REVERSE ACCRUE BOCC | (670.00) |
| 01/01/26 | 543018-53301-5000 | NOV 2025 | | | ACCRUE BOCC | (670.00) |
| 01/01/26 | 543018-53301-5000 | DEC 2025 | | | ACCRUE BOCC | (670.00) |
| 01/01/26 | 543018-53301-5000 | NOV 2025 | | | REVERSE ACCRUE BOCC | 670.00 |
| 01/06/26 | 543018-53301-5000 | 010526-7298 ACH | VENDOR | BOCC - ACH | SVC PRD 11/26-1/05/26 | 138.30 |
| 01/06/26 | 543018-53301-5000 | 010526-7298 ACH | VENDOR | BOCC - ACH | SVC PRD 11/26-1/05/26 | 802.79 |
| 01/31/26 | 543018-53301-5000 | JAN 2026 | | | ACCRUE BOCC | 900.00 |
| YTD Total | | | | | | 3,228.53 |
| Annual Budget | | | | | | \$45,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | | | | | | <i>\$41,771.47</i> |
| <i>% of Budget</i> | | | | | | <i>7.2%</i> |
| Water Utility Services Department Total: | | | | | | \$3,228.53 |

DEPARTMENT NAME: FIELD

Account Name: Contracts-Solid Waste Services

| | | | | | | |
|--|-------------------|--------------------|--------|-------------------------|---|--------------------|
| 10/01/25 | 534039-53901-5000 | ACCRUE | | | RECL REPUBLIC SERVICES 10/1-10/31/25 PICKUP SVC | 2,900.87 |
| 11/01/25 | 534039-53901-5000 | 0696-001306378 | VENDOR | REPUBLIC SERVICES - ACH | 11/1-11/30/25 2 WASTE CONTAINERS | 2,897.69 |
| 11/19/25 | 534039-53901-5000 | JE000392 | | | REPUBLIC SERVICES - ACH 2 WASTE CONTAINERS | 2,912.11 |
| 01/01/26 | 534039-53901-5000 | 0696-001320041 ACH | VENDOR | REPUBLIC SERVICES - ACH | JAN 2026 | 2,917.00 |
| 01/17/26 | 534039-53901-5000 | JE000410 | | | RECL REPUBLIC SERVICES - ACH 2 WASTE CONTAINERS | 2,917.00 |
| 01/31/26 | 534039-53901-5000 | PREPAID | | | RECL REPUBLIC SVCS INV 0696-001326861 FEB 2026 | (2,917.00) |
| YTD Total | | | | | | 11,627.67 |
| Annual Budget | | | | | | \$26,565.00 |
| <i>Amount Remaining / (Budget overage)</i> | | | | | | <i>\$14,937.33</i> |
| <i>% of Budget</i> | | | | | | <i>43.8%</i> |

Account Name: Contracts-Landscape

| | | | | | | |
|--|-------------------|----------|--------|-------------------|---|---------------------|
| 10/01/25 | 534050-53901-5000 | 8297 | VENDOR | PINE LAKE NURSERY | OCT 2025 LANDSCAPE MAINT | 8,177.45 |
| 11/01/25 | 534050-53901-5000 | 8543 | VENDOR | PINE LAKE NURSERY | NOV 2025 LANDSCAPE MAINT | 8,177.45 |
| 12/01/25 | 534050-53901-5000 | 8739 | VENDOR | PINE LAKE NURSERY | DEC 2025 LANDSCAPE MAINT | 8,177.45 |
| 12/01/25 | 534050-53901-5000 | 8740 | VENDOR | PINE LAKE NURSERY | DEC 2025 LANDSCAPE MAINT | 753.76 |
| 12/01/25 | 534050-53901-5000 | JE000404 | | | RECL PINE LAKE NURSERY DEC 2025 LANDSCAPE MAINT | (753.76) |
| 01/05/26 | 534050-53901-5000 | 8940 | VENDOR | PINE LAKE NURSERY | JAN 2026 LANDSCAPE MAINT | 8,177.45 |
| YTD Total | | | | | | 32,709.80 |
| Annual Budget | | | | | | \$121,575.00 |
| <i>Amount Remaining / (Budget overage)</i> | | | | | | <i>\$88,865.20</i> |
| <i>% of Budget</i> | | | | | | <i>26.9%</i> |

Account Name: Telephone, Cable & Internet Service

| | | | | | | |
|--|-------------------|---------------|--------|------------------------------|-------------------|-------------------|
| 10/01/25 | 541016-53901-5000 | 2806762092225 | VENDOR | CHARTER COMMUNICATIONS - ACH | 09/22-10/21/25 | 170.00 |
| 11/01/25 | 541016-53901-5000 | 2806762102225 | VENDOR | CHARTER COMMUNICATIONS - ACH | 10/22-11/21/25 | 170.00 |
| 12/01/25 | 541016-53901-5000 | 2806762112225 | VENDOR | CHARTER COMMUNICATIONS - ACH | 11/22-12/21/25 | 170.00 |
| 01/01/26 | 541016-53901-5000 | 2806762122225 | VENDOR | CHARTER COMMUNICATIONS - ACH | 12/22/25-01/21/26 | 170.00 |
| YTD Total | | | | | | 680.00 |
| Annual Budget | | | | | | \$1,980.00 |
| <i>Amount Remaining / (Budget overage)</i> | | | | | | <i>\$1,300.00</i> |
| <i>% of Budget</i> | | | | | | <i>34.3%</i> |

Account Name: Contracts - Portable Restroom

| | | | | | | |
|--|-------------------|-----------------|--------|----------------------|--|-------------------|
| 10/31/25 | 543187-53901-5000 | 103125-6871 | VENDOR | VALLEY NATIONAL BANK | OCT 2025 PORTABLE RESTROOM | 495.58 |
| 11/30/25 | 543187-53901-5000 | NOV 2025 | | | ACCRUE VALLEY NAT'L BANK, PORTABLE RESTROOM RENTAL | 495.58 |
| 11/30/25 | 543187-53901-5000 | 113025-8871 ACH | VENDOR | VALLEY NATIONAL BANK | NOV 2025 PORTABLE RESTROOM | 495.58 |
| 12/01/25 | 543187-53901-5000 | NOV 2025 | | | ACCRUE VALLEY NAT'L BANK, PORTABLE RESTROOM RENTAL | (495.58) |
| 12/31/25 | 543187-53901-5000 | DEC 2025 | | | ACCRUE VALLEY NAT'L BANK, PORTABLE RESTROOM RENTAL | 495.58 |
| 01/01/26 | 543187-53901-5000 | DEC 2025 | | | ACCRUE VALLEY NAT'L BANK, PORTABLE RESTROOM RENTAL | (495.58) |
| 01/01/26 | 543187-53901-5000 | 123025-8905-ACH | VENDOR | VALLEY NATIONAL BANK | DEC 2025 PORTABLE RESTROOM | 495.58 |
| 01/30/26 | 543187-53901-5000 | 0831-6871 | VENDOR | VALLEY NATIONAL BANK | Credit Memo 000026 | (495.58) |
| 01/30/26 | 543187-53901-5000 | JE000411 | | | RECL VALLEY NAT'L BANK CREDIT MEMO | 495.58 |
| 01/31/26 | 543187-53901-5000 | 013126-6871 | VENDOR | VALLEY NATIONAL BANK | JAN 2026 PORTABLE RESTROOM | 495.58 |
| YTD Total | | | | | | 1,982.32 |
| Annual Budget | | | | | | \$6,237.00 |
| <i>Amount Remaining / (Budget overage)</i> | | | | | | <i>\$4,254.68</i> |
| <i>% of Budget</i> | | | | | | <i>31.8%</i> |

South Bay Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Jan 31, 2026
 (Sorted by Department)

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|--|-------------------|------------|-------------|-------------------|--|----------|
| Account Name: R&M-Gatehouse | | | | | | |
| 10/01/25 | 546035-53901-5000 | 8298 | VENDOR | PINE LAKE NURSERY | OCT 2025 LIFT STATION MAINT | 753.76 |
| 10/31/25 | 546035-53901-5000 | 8544 | VENDOR | PINE LAKE NURSERY | NOV 2025 LIFT STATION AREA MAINT | 753.76 |
| 10/31/25 | 546035-53901-5000 | PREPAID | | | PINE LAKE NURSERY NOV 2025 LIFT STATION AREA MAINT | (753.76) |
| 11/01/25 | 546035-53901-5000 | PREPAID | | | PINE LAKE NURSERY NOV 2025 LIFT STATION AREA MAINT | 753.76 |
| 12/01/25 | 546035-53901-5000 | JE000404 | | | RECL PINE LAKE NURSERY DEC 2025 LANDSCAPE MAINT | 753.76 |
| 01/05/26 | 546035-53901-5000 | 8941 | VENDOR | PINE LAKE NURSERY | JAN 2026 LIFT STATION MAINT | 753.76 |

| | |
|-------------------------------------|------------|
| YTD Total | 3,015.04 |
| Annual Budget | \$5,750.00 |
| Amount Remaining / (Budget overage) | \$2,734.96 |
| % of Budget | 52.4% |

| | | | | | | |
|---|-------------------|------|--------|-------------------|---------------|--------|
| Account Name: R&M-Irrigation | | | | | | |
| 01/21/26 | 546041-53901-5000 | 9074 | VENDOR | PINE LAKE NURSERY | IRRIG REPAIRS | 881.05 |

| | |
|-------------------------------------|-------------|
| YTD Total | 881.05 |
| Annual Budget | \$11,500.00 |
| Amount Remaining / (Budget overage) | \$10,618.95 |
| % of Budget | 7.7% |

| | | | | | | |
|--|-------------------|------|--------|------------------------------------|---------------------|----------|
| Account Name: Miscellaneous Maintenance | | | | | | |
| 01/01/26 | 546922-53901-5000 | 1292 | VENDOR | TRIPLE CROWN MAINTENANCE GROUP LLC | ASPHALT SPEED BUMPS | 4,500.00 |

| | |
|-------------------------------------|--------------|
| YTD Total | 4,500.00 |
| Annual Budget | \$0.00 |
| Amount Remaining / (Budget overage) | (\$4,500.00) |
| % of Budget | n/a |

| | | | | | | |
|---------------------------------------|-------------------|------|--------|-------------------|---------------------------|--------|
| Account Name: Misc-Contingency | | | | | | |
| 01/22/26 | 549900-53901-5000 | 9080 | VENDOR | PINE LAKE NURSERY | REMOVE 2 DEAD SABAL PALMS | 500.00 |

| | |
|-------------------------------------|--------------|
| YTD Total | 500.00 |
| Annual Budget | \$125,000.00 |
| Amount Remaining / (Budget overage) | \$124,500.00 |
| % of Budget | 0.4% |

| | |
|--------------------------------|--------------------|
| Field Department Total: | \$55,895.88 |
|--------------------------------|--------------------|

DEPARTMENT NAME: PARKING FACILITIES

| | | | | | | |
|--|-------------------|--------|--------|-------------------------|---------------|----------|
| Account Name: Contracts-Parking | | | | | | |
| 10/06/25 | 534030-54500-5000 | 25-114 | VENDOR | J MAC PROPERTY SERVICES | OCT 2025 | 1,083.00 |
| 11/03/25 | 534030-54500-5000 | 25-126 | VENDOR | J MAC PROPERTY SERVICES | NOV 2025 SVCS | 1,083.00 |
| 12/01/25 | 534030-54500-5000 | 25-138 | VENDOR | J MAC PROPERTY SERVICES | DEC 2025 SVCS | 1,083.00 |
| 01/01/26 | 534030-54500-5000 | 26-01 | VENDOR | J MAC PROPERTY SERVICES | JAN 2026 SVCS | 1,083.00 |

| | |
|-------------------------------------|-------------|
| YTD Total | 4,332.00 |
| Annual Budget | \$13,000.00 |
| Amount Remaining / (Budget overage) | \$8,668.00 |
| % of Budget | 33.3% |

| | | | | | | |
|--|-------------------|--------|--------|-------------------------|---------------|----------|
| Account Name: Contracts-Security Services | | | | | | |
| 10/06/25 | 534037-54500-5000 | 25-114 | VENDOR | J MAC PROPERTY SERVICES | OCT 2025 | 850.00 |
| 10/06/25 | 534037-54500-5000 | 25-114 | VENDOR | J MAC PROPERTY SERVICES | OCT 2025 | 3,765.00 |
| 11/03/25 | 534037-54500-5000 | 25-126 | VENDOR | J MAC PROPERTY SERVICES | NOV 2025 SVCS | 850.00 |
| 11/03/25 | 534037-54500-5000 | 25-126 | VENDOR | J MAC PROPERTY SERVICES | NOV 2025 SVCS | 3,765.00 |
| 12/01/25 | 534037-54500-5000 | 25-138 | VENDOR | J MAC PROPERTY SERVICES | DEC 2025 SVCS | 850.00 |
| 12/01/25 | 534037-54500-5000 | 25-138 | VENDOR | J MAC PROPERTY SERVICES | DEC 2025 SVCS | 3,765.00 |
| 01/01/26 | 534037-54500-5000 | 26-01 | VENDOR | J MAC PROPERTY SERVICES | JAN 2026 SVCS | 3,765.00 |
| 01/01/26 | 534037-54500-5000 | 26-01 | VENDOR | J MAC PROPERTY SERVICES | JAN 2026 SVCS | 850.00 |

| | |
|-------------------------------------|-------------|
| YTD Total | 18,460.00 |
| Annual Budget | \$55,380.00 |
| Amount Remaining / (Budget overage) | \$36,920.00 |
| % of Budget | 33.3% |

| | | | | | | |
|--------------------------------------|-------------------|----------|--------|-------------------------|-----------------------------------|----------|
| Account Name: Contracts-Gates | | | | | | |
| 10/06/25 | 534140-54500-5000 | JE000384 | | | RECL J MAC PROPERTY SVCS OCT 2025 | 5,088.00 |
| 11/03/25 | 534140-54500-5000 | 25-126 | VENDOR | J MAC PROPERTY SERVICES | NOV 2025 SVCS | 5,088.00 |
| 12/01/25 | 534140-54500-5000 | 25-138 | VENDOR | J MAC PROPERTY SERVICES | DEC 2025 SVCS | 5,088.00 |
| 01/01/26 | 534140-54500-5000 | 26-01 | VENDOR | J MAC PROPERTY SERVICES | JAN 2026 SVCS | 5,088.00 |

| | |
|-------------------------------------|-------------|
| YTD Total | 20,352.00 |
| Annual Budget | \$65,856.00 |
| Amount Remaining / (Budget overage) | \$45,504.00 |

South Bay Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Jan 31, 2026
 (Sorted by Department)

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|--------------|-----------|------------|-------------|-------------|-------------|--------|
|--------------|-----------|------------|-------------|-------------|-------------|--------|

% of Budget 30.9%

Account Name: Contracts-Material and Fuel

| | | | | | | |
|----------|-------------------|--------|--------|-------------------------|---------------|--------|
| 10/06/25 | 534187-54500-5000 | 25-114 | VENDOR | J MAC PROPERTY SERVICES | OCT 2025 | 270.28 |
| 11/03/25 | 534187-54500-5000 | 25-126 | VENDOR | J MAC PROPERTY SERVICES | NOV 2025 SVCS | 209.04 |
| 12/01/25 | 534187-54500-5000 | 25-138 | VENDOR | J MAC PROPERTY SERVICES | DEC 2025 SVCS | 471.52 |
| 01/01/26 | 534187-54500-5000 | 26-01 | VENDOR | J MAC PROPERTY SERVICES | JAN 2026 SVCS | 364.98 |

YTD Total 1,315.82

Annual Budget \$6,500.00

Amount Remaining / (Budget overage) \$5,184.18

% of Budget 20.2%

Account Name: Contracts-Security Enforcement

| | | | | | | |
|----------|-------------------|--------|--------|-------------------------|---------------|-----------|
| 10/06/25 | 534362-54500-5000 | 25-114 | VENDOR | J MAC PROPERTY SERVICES | OCT 2025 | 14,413.00 |
| 11/03/25 | 534362-54500-5000 | 25-126 | VENDOR | J MAC PROPERTY SERVICES | NOV 2025 SVCS | 14,413.00 |
| 12/01/25 | 534362-54500-5000 | 25-138 | VENDOR | J MAC PROPERTY SERVICES | DEC 2025 SVCS | 14,413.00 |
| 01/01/26 | 534362-54500-5000 | 26-01 | VENDOR | J MAC PROPERTY SERVICES | JAN 2026 SVCS | 14,413.00 |

YTD Total 57,652.00

Annual Budget \$172,960.00

Amount Remaining / (Budget overage) \$115,308.00

% of Budget 33.3%

| | |
|---|---------------------|
| Parking Facilities Department Total: | \$102,111.82 |
|---|---------------------|

DEPARTMENT NAME: RESERVES

Account Name: Reserve - Other

| | | | | | | |
|----------|-------------------|---------|--------|--------------------------------------|-----------------------------|----------|
| 10/09/25 | 568114-58100-5000 | 101425- | VENDOR | TOWNHOMES AT LITTLE HARBOR HOA, INC. | Pressure Tank Reimbursement | 279.35 |
| 10/31/25 | 568114-58100-5000 | 1801 | VENDOR | FISHKIND LITIGATION SERVICES | INDUSTRIAL LAND STUDY | 7,500.00 |
| 12/04/25 | 568114-58100-5000 | 1840 | VENDOR | FISHKIND LITIGATION SERVICES | UPDATED LAND VALUATIONS | 5,000.00 |

YTD Total 12,779.35

Annual Budget \$700,000.00

Amount Remaining / (Budget overage) \$687,220.65

% of Budget 1.8%

| | |
|-----------------------------------|--------------------|
| Reserves Department Total: | \$12,779.35 |
|-----------------------------------|--------------------|

| | |
|---|---------------------|
| TOTAL EXPENDITURES & OTHER FINANCING USES: | \$333,417.46 |
|---|---------------------|

South Bay Community Development District

Expenditure Report - Series 2015 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Jan 31, 2026

(Sorted by Department)

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|--------------|-----------|------------|-------------|-------------|-------------|--------|
|--------------|-----------|------------|-------------|-------------|-------------|--------|

DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: Misc-Assessment Collection Cost

| | | | | | | |
|----------|-------------------|-------------|--|---|----------------|----------|
| 11/07/25 | 549070-51301-5000 | ASSESSMENTS | | HILLSBOROUGH TX COLLECTOR-CURRENT | 10/1-10/31/25 | 242.71 |
| 11/14/25 | 549070-51301-5000 | ASSESSMENTS | | HILLSBOROUGH TX COLLECTOR-CURRENT | 11/1-11/09/25 | 513.68 |
| 11/21/25 | 549070-51301-5000 | ASSESSMENTS | | HILLSBOROUGH TX COLLECTOR-CURRENT | 11/10-11/16/25 | 880.39 |
| 12/03/25 | 549070-51301-5000 | ASSESSMENTS | | HILLSBOROUGH TX COLLECTOR-CURRENT | 11/17-11/25/25 | 1,633.38 |
| 12/05/25 | 549070-51301-5000 | ASSESSMENTS | | HILLSBOROUGH TX COLLECTOR-CURRENT | 11/26-11/30/25 | 8,157.19 |
| 12/19/25 | 549070-51301-5000 | ASSESSMENTS | | HILLSBOROUGH TX COLLECTOR-CURRENT/INSTALL | 12/1-12/14/25 | 2,307.86 |
| 01/06/26 | 549070-51301-5000 | ASSESSMENTS | | HILLSBOROUGH TX COLLECTOR-CURRENT/INSTALL | 12/15-12/31/25 | 414.68 |

| | |
|--|-------------|
| YTD Total | 14,149.89 |
| Annual Budget | \$14,585.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$435.11 |
| <i>% of Budget</i> | 97.0% |

| | |
|---|--------------------|
| Financial And Administrative Department Total: | \$14,149.89 |
|---|--------------------|

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Interest Expense Series A-1

| | | | | | | |
|----------|-------------------|-------------|--|------------------|----------|------------|
| 11/03/25 | 572010-51701-5000 | INT PAYMENT | | INTEREST PAYMENT | 11/03/25 | 190,995.00 |
|----------|-------------------|-------------|--|------------------|----------|------------|

| | |
|--|--------------|
| YTD Total | 190,995.00 |
| Annual Budget | \$369,644.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$178,649.00 |
| <i>% of Budget</i> | 51.7% |

| | |
|--|---------------------|
| Debt Service Payments Department Total: | \$190,995.00 |
|--|---------------------|

| | |
|---|---------------------|
| TOTAL EXPENDITURES & OTHER FINANCING USES: | \$205,144.89 |
|---|---------------------|

*South Bay
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



SOUTH BAY

Community Development District

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SOUTH BAY
Community Development District

Financial Statements

(Unaudited)

January 31, 2026

SOUTH BAY

Community Development District

Governmental Funds**Balance Sheet**
January 31, 2026

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2005 DEBT SERVICE FUND | SERIES 2015 DEBT SERVICE FUND | TOTAL |
|--|---------------------|--|--|---------------------|
| ASSETS | | | | |
| Cash - Checking Account | \$ 2,372,411 | \$ - | \$ - | \$ 2,372,411 |
| Cash with Fiscal Agent | - | - | 133,404 | 133,404 |
| Accounts Receivable | 274,560 | - | - | 274,560 |
| Investments: | | | | |
| Money Market Account | 593,741 | - | - | 593,741 |
| Reserve Fund (A-1) | - | - | 411,126 | 411,126 |
| Reserve Fund (A-2) | - | - | 294,960 | 294,960 |
| Reserve Fund (B-2) | - | - | 253,995 | 253,995 |
| Revenue Fund | - | 10,110 | - | 10,110 |
| Revenue Fund (A-1) | - | - | 831,156 | 831,156 |
| Revenue Fund (A-2) | - | - | 3,139,228 | 3,139,228 |
| Prepaid Items | 2,917 | - | - | 2,917 |
| Deposits | 5,000 | - | - | 5,000 |
| TOTAL ASSETS | \$ 3,248,629 | \$ 10,110 | \$ 5,063,869 | \$ 8,322,608 |
| LIABILITIES | | | | |
| Accounts Payable | \$ 19,624 | \$ - | \$ - | \$ 19,624 |
| Accrued Expenses | 5,600 | - | - | 5,600 |
| Accrued Taxes Payable | 6 | - | - | 6 |
| Mature Bonds Payable | - | 1,271,776 | - | 1,271,776 |
| Matured 2015A-2 Principal Due to Bondholders | - | - | 1,265,000 | 1,265,000 |
| Matured 2015A-2 Interest Due to Bondholders | - | - | 977,041 | 977,041 |
| Matured 2015B-2 Interest Due to Bondholders | - | - | 1,621,338 | 1,621,338 |
| TOTAL LIABILITIES | 25,230 | 1,271,776 | 3,863,379 | 5,160,385 |
| FUND BALANCES | | | | |
| Nonspendable: | | | | |
| Prepaid Items | 2,917 | - | - | 2,917 |
| Deposits | 5,000 | - | - | 5,000 |
| Restricted for: | | | | |
| Debt Service | - | - | 1,200,490 | 1,200,490 |
| Assigned to: | | | | |
| Operating Reserves | 221,191 | - | - | 221,191 |
| Reserves - Bulkheads | 176,040 | - | - | 176,040 |
| Reserves - Other | 950,875 | - | - | 950,875 |
| Unassigned: | 1,867,376 | (1,261,666) | - | 605,710 |
| TOTAL FUND BALANCES | \$ 3,223,399 | \$ (1,261,666) | \$ 1,200,490 | \$ 3,162,223 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 3,248,629 | \$ 10,110 | \$ 5,063,869 | \$ 8,322,608 |

SOUTH BAY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | JAN-26 ACTUAL |
|----------------------------------|--------------------------------------|--------------------------------|---|--------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ 20,000 | \$ 29,467 | 147.34% | \$ 9,253 |
| Parking Fees | 10,000 | 19,578 | 195.78% | 5,135 |
| Interest - Tax Collector | - | 1,320 | 0.00% | 1,320 |
| Special Assmnts- Tax Collector | 749,798 | 657,554 | 87.70% | 19,082 |
| Special Assmnts- CDD Collected | 1,144,390 | 869,857 | 76.01% | - |
| Special Assmnts- Discounts | (29,992) | (25,972) | 86.60% | (572) |
| Special Assmnts- Assessment Fees | - | 325 | 0.00% | 325 |
| Assessments | - | 162,740 | 0.00% | 162,740 |
| Other Miscellaneous Revenues | - | 496 | 0.00% | 496 |
| TOTAL REVENUES | 1,894,196 | 1,715,365 | 90.56% | 197,779 |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| P/R-Board of Supervisors | 12,000 | 5,000 | 41.67% | 1,000 |
| FICA Taxes | 918 | 245 | 26.69% | - |
| ProfServ-Arbitrage Rebate | 1,950 | - | 0.00% | - |
| ProfServ-Dissemination Agent | 5,000 | 5,000 | 100.00% | - |
| ProfServ-Engineering | 35,000 | 11,412 | 32.61% | 6,157 |
| ProfServ-Legal Services | 66,000 | 63,929 | 96.86% | 43,629 |
| ProfServ-Legal Litigation | 25,000 | - | 0.00% | - |
| ProfServ-Mgmt Consulting | 51,446 | 17,149 | 33.33% | 4,287 |
| ProfServ-Survey | 30,000 | - | 0.00% | - |
| ProfServ-Trustee Fees | 9,000 | - | 0.00% | - |
| Assessment Roll | 6,000 | 6,000 | 100.00% | - |
| Auditing Services | 5,900 | 2,500 | 42.37% | 2,500 |
| Postage and Freight | 750 | 19 | 2.53% | 10 |
| Insurance - Risk Management | 19,200 | 15,479 | 80.62% | - |
| Legal Advertising | 2,477 | 50 | 2.02% | - |
| Misc-Records Storage | 1,200 | - | 0.00% | - |
| Misc-Assessment Collection Cost | 13,854 | 12,632 | 91.18% | 370 |
| Website Expense | - | 528 | 0.00% | - |
| Website Administration | 1,553 | - | 0.00% | - |
| Miscellaneous Expenses | 4,500 | - | 0.00% | - |
| Office Supplies | 1,500 | - | 0.00% | - |
| Annual District Filing Fee | 175 | 175 | 100.00% | - |
| Total Administration | 293,423 | 140,118 | 47.75% | 57,953 |

SOUTH BAY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | JAN-26 ACTUAL |
|---|--------------------------------------|--------------------------------|---|--------------------------|
| <u>Maintenance</u> | | | | |
| Stormwater Assessment | 5,000 | - | 0.00% | - |
| R&M-Sidewalks | 25,000 | - | 0.00% | - |
| R&M-Stormwater Inlet Cleaning | 50,000 | - | 0.00% | - |
| Total Maintenance | 80,000 | - | 0.00% | - |
| <u>Electric Utility Services</u> | | | | |
| Utility - General | 71,500 | 19,284 | 26.97% | 4,588 |
| Total Electric Utility Services | 71,500 | 19,284 | 26.97% | 4,588 |
| <u>Water Utility Services</u> | | | | |
| Utility - Water | 45,000 | 3,229 | 7.18% | 1,171 |
| Total Water Utility Services | 45,000 | 3,229 | 7.18% | 1,171 |
| <u>Field</u> | | | | |
| Contracts-Solid Waste Services | 26,565 | 11,628 | 43.77% | 2,917 |
| Contracts-Landscape | 121,575 | 32,710 | 26.91% | 8,177 |
| Contracts-Mulch | 15,470 | - | 0.00% | - |
| Telephone, Cable & Internet Service | 1,980 | 680 | 34.34% | 170 |
| Contracts - Portable Restroom | 6,237 | 1,982 | 31.78% | 496 |
| R&M-Gatehouse | 5,750 | 3,015 | 52.43% | 754 |
| R&M-Irrigation | 11,500 | 881 | 7.66% | 881 |
| Landscape Replacement | 15,000 | - | 0.00% | - |
| R&M-Sod | 5,000 | - | 0.00% | - |
| Miscellaneous Maintenance | - | 4,500 | 0.00% | 4,500 |
| Misc-Holiday Lighting | 5,000 | - | 0.00% | - |
| Misc-Contingency | 125,000 | 500 | 0.40% | 500 |
| Total Field | 339,077 | 55,896 | 16.48% | 18,395 |
| <u>Parking Facilities</u> | | | | |
| Contracts-Parking | 13,000 | 4,332 | 33.32% | 1,083 |
| Contracts-Other Services | 1,500 | - | 0.00% | - |
| Contracts-Security Services | 55,380 | 18,460 | 33.33% | 4,615 |
| Contracts-Gates | 65,856 | 20,352 | 30.90% | 5,088 |
| Contracts-Material and Fuel | 6,500 | 1,316 | 20.25% | 365 |
| Contracts-Security Enforcement | 172,960 | 57,652 | 33.33% | 14,413 |
| Total Parking Facilities | 315,196 | 102,112 | 32.40% | 25,564 |

SOUTH BAY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | JAN-26 ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <u>Reserves</u> | | | | |
| Reserve - Other | 700,000 | 12,779 | 1.83% | - |
| Reserve - Seawall | 50,000 | - | 0.00% | - |
| Total Reserves | 750,000 | 12,779 | 1.70% | - |
| TOTAL EXPENDITURES & RESERVES | 1,894,196 | 333,418 | 17.60% | 107,671 |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 1,381,947 | 0.00% | 90,108 |
| Net change in fund balance | \$ - | \$ 1,381,947 | 0.00% | \$ 90,108 |
| FUND BALANCE, BEGINNING (OCT 1, 2025) | 1,841,452 | 1,841,452 | | |
| FUND BALANCE, ENDING | \$ 1,841,452 | \$ 3,223,399 | | |

SOUTH BAY

Community Development District

Series 2005 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | JAN-26 ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 128 | 0.00% | \$ 31 |
| TOTAL REVENUES | - | 128 | 0.00% | 31 |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | 0.00% | - |
| <u>Reserves</u> | | | | |
| | - | - | 0.00% | - |
| Total Reserves | - | - | 0.00% | - |
| TOTAL EXPENDITURES | - | - | 0.00% | - |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 128 | 0.00% | 31 |
| Net change in fund balance | \$ - | \$ 128 | 0.00% | \$ 31 |
| FUND BALANCE, BEGINNING (OCT 1, 2025) | - | (1,261,794) | | |
| FUND BALANCE, ENDING | \$ - | \$ (1,261,666) | | |

SOUTH BAY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | JAN-26 ACTUAL |
|--|--------------------------------------|--------------------------------|---|--------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 22,886 | 0.00% | \$ 7,918 |
| Special Assmnts- CDD Collected | 113,701 | - | 0.00% | - |
| Special Assmnts- Debt Service (A-1) | 729,255 | 736,588 | 101.01% | 21,375 |
| Special Assmnts- Debt Service (A-2) | 458,475 | - | 0.00% | - |
| Special Assmnts- Debt Service (B-2) | 275,530 | - | 0.00% | - |
| Special Assmnts- Discounts | (29,170) | (29,093) | 99.74% | (641) |
| Other Miscellaneous Revenues | - | 2,937,963 | 0.00% | (300,000) |
| TOTAL REVENUES | 1,547,791 | 3,668,344 | 237.01% | (271,348) |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Misc-Assessment Collection Cost | 14,585 | 14,150 | 97.02% | 415 |
| Total Administration | 14,585 | 14,150 | 97.02% | 415 |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement A-1 | 425,000 | - | 0.00% | - |
| Principal Debt Retirement A-2 | 423,474 | - | 0.00% | - |
| Interest Expense Series A-1 | 369,644 | 190,995 | 51.67% | - |
| Interest Expense Series A-2 | 535,095 | - | 0.00% | - |
| Interest Expense Series B-2 | 275,550 | - | 0.00% | - |
| Total Debt Service | 2,028,763 | 190,995 | 9.41% | - |
| TOTAL EXPENDITURES | 2,043,348 | 205,145 | 10.04% | 415 |
| Excess (deficiency) of revenues Over (under) expenditures | (495,557) | 3,463,199 | n/a | (271,763) |
| Net change in fund balance | \$ (495,557) | \$ 3,463,199 | n/a | \$ (271,763) |
| FUND BALANCE, BEGINNING (OCT 1, 2025) | (2,262,709) | (2,262,709) | | |
| FUND BALANCE, ENDING | \$ (2,758,266) | \$ 1,200,490 | | |

SOUTH BAY
Community Development District

Supporting Schedules

January 31, 2026

**SOUTH BAY
COMMUNITY DEVELOPMENT DISTRICT**

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

| Date Received | Net Amount Received | Discount / (Penalties) Amount | Collection Costs | Gross Amount Received | ALLOCATION | |
|----------------------------|---------------------|-------------------------------|------------------|-----------------------|-------------------|-------------------|
| | | | | | General Fund | Debt Service Fund |
| Assessments Levied FY 2026 | | | | 1,589,717 100.00% | 749,798 47.17% | 839,919 52.83% |
| 11/07/25 | \$ 22,509 | \$ 972 | \$ 459 | \$ 23,940 | \$ 11,291 | \$ 12,649 |
| 11/14/25 | 47,640 | 2,026 | 972 | 50,637 | 23,883 | 26,754 |
| 11/21/25 | 81,650 | 3,472 | 1,666 | 86,788 | 40,934 | 45,854 |
| 12/03/25 | 151,483 | 6,441 | 3,092 | 161,015 | 75,944 | 85,072 |
| 12/05/25 | 756,518 | 32,165 | 15,439 | 804,122 | 379,268 | 424,854 |
| 12/19/25 | 214,037 | 8,777 | 4,368 | 227,182 | 107,152 | 120,030 |
| 01/06/25 | 38,458 | 1,214 | 785 | 40,457 | 19,082 | 21,375 |
| TOTAL | \$ 1,312,295 | \$ 55,065 | \$ 26,782 | \$ 1,394,141 | \$ 657,554 | \$ 736,588 |
| % COLLECTED | | | | 87.70% | 87.70% | 87.70% |
| TOTAL OUTSTANDING | | | | \$ 195,576 | \$ 92,244 | \$ 103,332 |

SOUTH BAY

Community Development District

Cash and Investment Report
January 31, 2026

| <u>Account Name</u> | <u>Bank Name</u> | <u>Investment Type</u> | <u>Yield</u> | <u>Balance</u> |
|--|----------------------|------------------------------|-----------------|----------------------------|
| GENERAL FUND | | | | |
| Checking Account - Operating | Valley National Bank | Government Checking | 3.59% | \$ 2,372,411 |
| Money Market Account | BankUnited | PF Relationship Priced MMA | 3.40% | 593,741 |
| | | | Subtotal | <u>2,966,152</u> |
| DEBT SERVICE AND CAPITAL PROJECTS FUNDS | | | | |
| Series 2005 Revenue | U.S. Bank | US Bank Money Market Account | 3.50% | 10,110 |
| Series 2015-1 Reserve A-1 | U.S. Bank | US Bank Money Market Account | 3.50% | 411,126 |
| Series 2015-2 Reserve A-2 | U.S. Bank | US Bank Money Market Account | 3.50% | 294,960 |
| Series 2015-2 Reserve B-2 | U.S. Bank | US Bank Money Market Account | 3.50% | 253,995 |
| Series 2015-1 Revenue A-1 | U.S. Bank | US Bank Money Market Account | 3.50% | 831,156 |
| * Series 2015-2 Revenue A-2 | U.S. Bank | US Bank Money Market Account | 3.50% | 3,139,228 |
| | | | Subtotal | <u>4,940,575</u> |
| | | | Total | <u><u>\$ 7,906,727</u></u> |

* 12/24/25 wire from Greenberg Traurig, P.A. for \$3,237,963.28

* 1/2/26 partial return \$300,000 of 12/24/25 wire, per default manager direction

Bank Account Statement

South Bay CDD

Bank Account No. 1201
Statement No. 01-26

Statement Date 01/31/2026

| | | | |
|---------------------------------------|--------------|-----------------------------|--------------|
| G/L Account No. 101001 Balance | 2,372,410.64 | Statement Balance | 2,560,530.25 |
| | | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | Subtotal | 2,560,530.25 |
| Subtotal | 2,372,410.64 | Outstanding Checks | -188,119.61 |
| Negative Adjustments | 0.00 | Ending Balance | 2,372,410.64 |
| Ending G/L Balance | 2,372,410.64 | | |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|---------------------------------|---------------|--------------|---------------------------------------|---------------------------|--------|----------------|------------|
| Outstanding Checks | | | | | | | |
| 10/13/2025 | Payment | * 1100 | TOWNHOMES AT LITTLE HARBOR HOA, INC. | Payment of Invoice 000689 | | | -279.35 |
| 11/21/2025 | Payment | * 100088 | LERNER REPORTING SERVICES, INC BOWMAN | Inv: 383 | | | -5,000.00 |
| 01/28/2026 | Payment | 1132 | CONSULTING GROUP LTD | Payment of Invoice 000753 | | | -6,156.75 |
| 01/28/2026 | Payment | 1133 | GRAY ROBINSON P.A. | Payment of Invoice 000752 | | | -25,560.66 |
| 01/28/2026 | Payment | 1134 | INFRAMARK LLC | Payment of Invoice 000751 | | | -4,287.17 |
| 01/28/2026 | Payment | 1135 | PINE LAKE NURSERY | Payment of Invoice 000749 | | | -753.76 |
| 01/28/2026 | Payment | 1136 | PINE LAKE NURSERY | Payment of Invoice 000750 | | | -8,177.45 |
| 01/28/2026 | Payment | 1137 | TRIPLE CROWN MAINTENANCE GROUP LLC | Payment of Invoice 000747 | | | -4,500.00 |
| 01/28/2026 | Payment | 1138 | US BANK C/O SOUTH BAY CDD | Payment of Invoice 000746 | | | - |
| 01/28/2026 | Payment | 1139 | US BANK C/O SOUTH BAY CDD | Payment of Invoice 000754 | | | -20,319.30 |
| Total Outstanding Checks | | | | | | | 188,119.61 |

*Check 1100 & 100088 were void in February 2026

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---------------------------|----------|------------------------------|-------------|---------------------------------------|--------------------------------|---------------|--------------------|
| GENERAL FUND - 001 | | | | | | | |
| CHECK # 1117 | | | | | | | |
| 001 | 01/16/26 | BOWMAN CONSULTING GROUP LTD | 5533214 | HURRICANE IAN SEAWALL INSPECTION SVCS | ProfServ-Engineering | 531013-51501 | \$5,255.50 |
| | | | | | | | Check Total |
| | | | | | | | \$5,255.50 |
| CHECK # 1119 | | | | | | | |
| 001 | 01/16/26 | FISHKIND LITIGATION SERVICES | 1840 | UPDATED LAND VALUATIONS | Reserve - Other | 568114-58100 | \$5,000.00 |
| | | | | | | | Check Total |
| | | | | | | | \$5,000.00 |
| CHECK # 1120 | | | | | | | |
| 001 | 01/16/26 | GRAU & ASSOCIATES | 28487 | AUDIT FY 2025 | Auditing Services | 532002-51301 | \$2,500.00 |
| | | | | | | | Check Total |
| | | | | | | | \$2,500.00 |
| CHECK # 1121 | | | | | | | |
| 001 | 01/16/26 | GRAY ROBINSON P.A. | 11322931 | SEPT 2025 FEES | ProfServ-Legal Services | 531023-51401 | \$18,310.83 |
| | | | | | | | Check Total |
| | | | | | | | \$18,310.83 |
| CHECK # 1122 | | | | | | | |
| 001 | 01/16/26 | J MAC PROPERTY SERVICES | 26-01 | JAN 2026 SVCS | Contracts-Gates | 534140-54500 | \$5,088.00 |
| 001 | 01/16/26 | J MAC PROPERTY SERVICES | 26-01 | JAN 2026 SVCS | Contracts-Security Enforcement | 534362-54500 | \$14,413.00 |
| 001 | 01/16/26 | J MAC PROPERTY SERVICES | 26-01 | JAN 2026 SVCS | Contracts-Parking | 534030-54500 | \$1,083.00 |
| 001 | 01/16/26 | J MAC PROPERTY SERVICES | 26-01 | JAN 2026 SVCS | Contracts-Security Services | 534037-54500 | \$850.00 |
| 001 | 01/16/26 | J MAC PROPERTY SERVICES | 26-01 | JAN 2026 SVCS | Contracts-Material and Fuel | 534187-54500 | \$364.98 |
| 001 | 01/16/26 | J MAC PROPERTY SERVICES | 26-01 | JAN 2026 SVCS | Contracts-Security Services | 534037-54500 | \$3,765.00 |
| | | | | | | | Check Total |
| | | | | | | | \$25,563.98 |
| CHECK # 1123 | | | | | | | |
| 001 | 01/16/26 | PINE LAKE NURSERY | 8739 | DEC 2025 LANDSCAPE MAINT | Contracts-Landscape | 534050-53901 | \$8,177.45 |
| | | | | | | | Check Total |
| | | | | | | | \$8,177.45 |
| CHECK # 1124 | | | | | | | |
| 001 | 01/16/26 | PINE LAKE NURSERY | 8740 | DEC 2025 LANDSCAPE MAINT | Contracts-Landscape | 534050-53901 | \$753.76 |
| | | | | | | | Check Total |
| | | | | | | | \$753.76 |
| CHECK # 1132 | | | | | | | |
| 001 | 01/28/26 | BOWMAN CONSULTING GROUP LTD | 538856 | HURRICANE IAN SEAWALL INSPECTION SVCS | ProfServ-Engineering | 531013-51501 | \$6,156.75 |
| | | | | | | | Check Total |
| | | | | | | | \$6,156.75 |
| CHECK # 1133 | | | | | | | |
| 001 | 01/28/26 | GRAY ROBINSON P.A. | 11339430 | DEC 2025 FEES | ProfServ-Legal Services | 531023-51401 | \$25,560.66 |
| | | | | | | | Check Total |
| | | | | | | | \$25,560.66 |
| CHECK # 1134 | | | | | | | |
| 001 | 01/28/26 | INFRAMARK LLC | 167829 | JAN 2026 MGMT SVCS | ProfServ-Mgmt Consulting | 531027-51201 | \$4,287.17 |
| | | | | | | | Check Total |
| | | | | | | | \$4,287.17 |
| CHECK # 1135 | | | | | | | |
| 001 | 01/28/26 | PINE LAKE NURSERY | 8941 | JAN 2026 LIFT STATION MAINT | R&M-Gatehouse | 546035-53901 | \$753.76 |
| | | | | | | | Check Total |
| | | | | | | | \$753.76 |
| CHECK # 1136 | | | | | | | |
| 001 | 01/28/26 | PINE LAKE NURSERY | 8940 | JAN 2026 LANDSCAPE MAINT | Contracts-Landscape | 534050-53901 | \$8,177.45 |
| | | | | | | | Check Total |
| | | | | | | | \$8,177.45 |

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid | |
|-----------------------|----------|------------------------------------|----------------|---------------------|-------------------------------------|---------------|--------------------|--------------|
| CHECK # 1137 | | | | | | | | |
| 001 | 01/28/26 | TRIPLE CROWN MAINTENANCE GROUP LLC | 1292 | ASPHALT SPEED BUMPS | Miscellaneous Maintenance | 546922-53901 | \$4,500.00 | |
| | | | | | | | Check Total | \$4,500.00 |
| CHECK # 300062 | | | | | | | | |
| 001 | 01/06/26 | REPUBLIC SERVICES - ACH | 0696-001320041 | ACH JAN 2026 | Contracts-Solid Waste Services | 534039-53901 | \$2,917.00 | |
| | | | | | | | Check Total | \$2,917.00 |
| CHECK # 300064 | | | | | | | | |
| 001 | 01/12/26 | BOCC - ACH | 010526-7298 | ACH | SVC PRD 11/26-1/05/26 | 543018-53301 | \$802.79 | |
| 001 | 01/12/26 | BOCC - ACH | 010526-7298 | ACH | SVC PRD 11/26-1/05/26 | 543018-53301 | \$138.30 | |
| | | | | | | | Check Total | \$941.09 |
| CHECK # 300066 | | | | | | | | |
| 001 | 01/26/26 | VALLEY NATIONAL BANK | 123025-8905 | ACH | DEC 2025 PORTABLE RESTROOM | 543187-53901 | \$495.58 | |
| | | | | | | | Check Total | \$495.58 |
| CHECK # 300067 | | | | | | | | |
| 001 | 01/28/26 | CHARTER COMMUNICATIONS - ACH | 280676212225 | 12/22/25-01/21/26 | Telephone, Cable & Internet Service | 541016-53901 | \$170.00 | |
| | | | | | | | Check Total | \$170.00 |
| CHECK # DD181 | | | | | | | | |
| 001 | 01/31/26 | TAMPA ELECTRIC | ACH102026 | 12/21/25-01/20/26 | Utility - General | 543001-53100 | \$4,788.42 | |
| | | | | | | | Check Total | \$4,788.42 |
| | | | | | | | Fund Total | \$124,309.40 |

SERIES 2015 DEBT SERVICE FUND - 202

| | | | | | | | | |
|---------------------|----------|---------------------------|---------------|---------------------------------|------------------------|--------|--------------------|--------------|
| CHECK # 1138 | | | | | | | | |
| 202 | 01/28/26 | US BANK C/O SOUTH BAY CDD | 01152026-2015 | TRSF SERIES 2015 DS ASSESSMENTS | Cash with Fiscal Agent | 103000 | \$113,085.17 | |
| | | | | | | | Check Total | \$113,085.17 |
| CHECK # 1139 | | | | | | | | |
| 202 | 01/28/26 | US BANK C/O SOUTH BAY CDD | 01272026-2015 | TRSF SERIES 2015 DS ASSESSMENTS | Cash with Fiscal Agent | 103000 | \$20,319.30 | |
| | | | | | | | Check Total | \$20,319.30 |
| | | | | | | | Fund Total | \$133,404.47 |

| | |
|--------------------------|---------------------|
| Total Checks Paid | \$257,713.87 |
|--------------------------|---------------------|

Proposal to South Bay CDD and Antigua Cove Homeowners Association

Landscaping Enhancement/Beautification of the Antigua Cove Community Entrance

Submitted by Antigua Cove Residents Ken Anderson and Jolly Matthew

Overview

This Landscaping Enhancement/Beautification Project is intended to enhance the aesthetic appeal and functionality of the entrance corridor to the Antigua Cove community. The South Bay CDD owns the land on both sides of Seagrape Drive near the Antigua Cove entrance, between the Bahia Beach Preserve fence on the east side, and the sidewalk on the west side. As can be seen in the photos on Page 2, the landscaping on both sides of the road is unattractive (aka downright ugly), with large patches of dead or brown bahia grass and an uncoordinated mix of pine bark mulch, river rocks, and a few bushes. Numerous residents of the CDD have commented on how unattractive the community entrance corridor is.

The proposed Landscaping Enhancement/Beautification Project includes multiple components to improve the aesthetics and functionality of the community entrance corridor. We are proposing a 50/50 cost share between the South Bay CDD and The Homes at Antigua Cove Homeowners Association to prepare the area and install the new plants and ground cover. We have already obtained a Landscape Design plan (see Page 3), and we have obtained competitive bids to complete the various steps of completing the installation. We have evaluated the existing irrigation system on both sides of the roadway, and the location of sprinkler heads and the water pressure is adequate for the new landscape plan.

The cost of the Project based on the competitive bids we received, will be \$26,253, plus tax and a small contingency rounding it up to \$26,500. We are requesting that the CDD contribute \$13,250 to this Landscaping Enhancement/Beautification Project.

Two additional components that will be funded entirely by the Antigua Cove HOA and are not included in this cost share proposal, are that (1) we will add uplighting on several of the Royal Palms along the entry corridor, and (2) we will remove the black/yellow tape from the entry gate, and replace it with more aesthetically pleasing LED lighting and/or reflective materials on the entry gate.



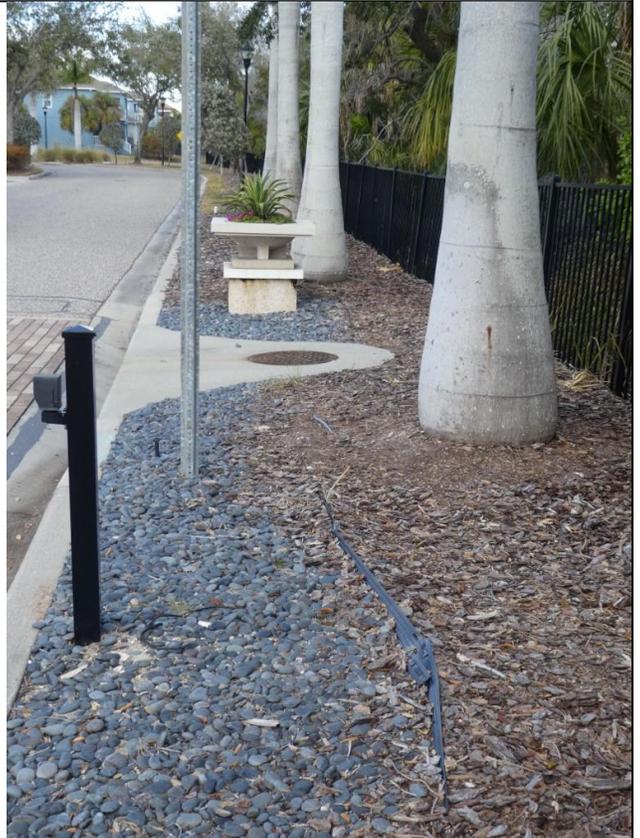
West side of Seagrave Drive before the entry gate.



East side of Seagrave Drive before the entry gate.



West side of entry corridor after the gate. Note the downright ugly patches of bahia grass, river rock, and mulch.



East side of Seagrave Drive after the entry gate.

Landscape Design – Antigua Cove entry gate area

Diane and Ron Hoelting Landscape Design
 Bradenton, FL diron714@msn.com

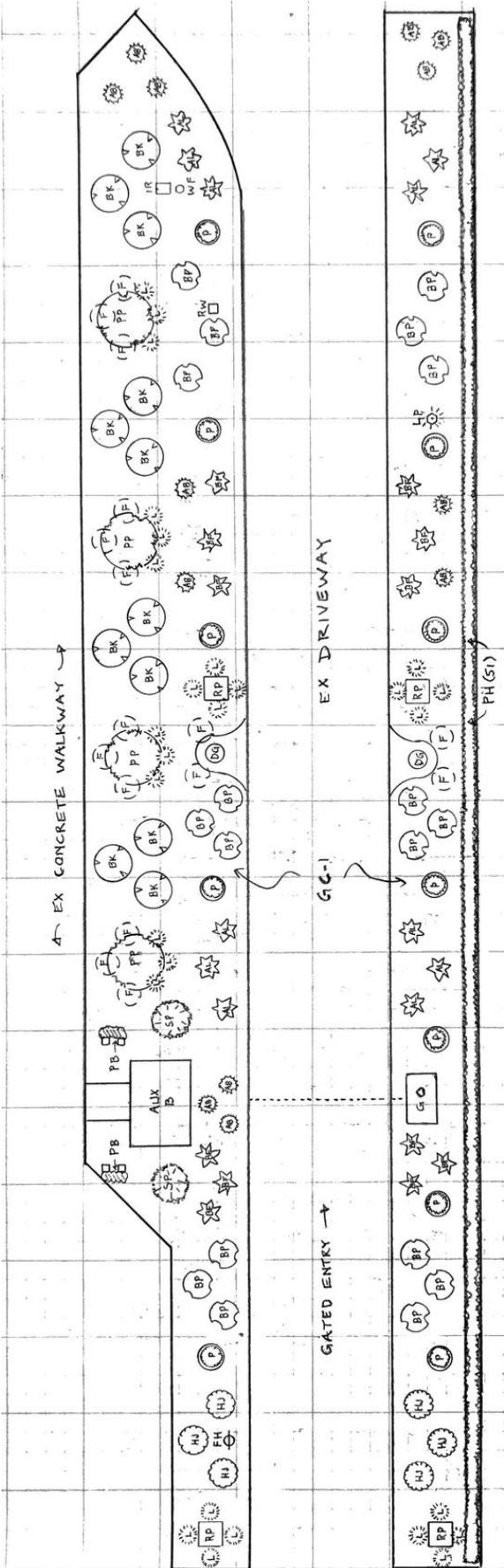
Scale: |-----| 50 feet

Legend (Miscellaneous)

| | |
|------|------------------------|
| RP | Raised Planter |
| FH | Fire Hydrant |
| AuxB | Gate House |
| GO | Gate Operator Motor |
| DG | Drain Grates |
| IR | Irrigation Valve Box |
| WF | Water Faucet |
| LP | TECO Street Light Pole |

Plant Legend

| | | |
|------|---------------------------|-----------------------|
| P | Royal Palms (existing) | 12 |
| L | Liriope | 28 @ 3 gallon |
| HJ | Helen Johnson Bouganvilla | 6 @ 15 gallon |
| BP | Bird of Paradise (orange) | 18 @ 7 gallon |
| BF | Blue Flame Agave | 12 @ 7 gallon |
| SP | Sago Palm | 2 @ 25 gallon |
| PB | Purple Bouganvilla | 2 @ 15 gallon trellis |
| AB | Agave Blue Glow | 13 @ 3 gallon |
| PP | Pygmy Palm (triple trunk) | 4 @ 25 gallon |
| AL | Agave Lurida | 12 @ 7 gallon |
| BK | Barbara Karst Bouganvilla | 12 @ 25 gallon |
| F | Foxtail Fern | 12 @ 3 gallon |
| PH | Podocarpus Hedge | 51 @ 15 gallon |
| GC-1 | Brown River Rock | |





Searles Landscape & Property Management

Austinsearles1@gmail.com
 24506 77th ave E myakka city
 941-586-0304

Estimate

Estimate No ES00595
 Estimate date 03/Feb/2026
 Texts

| Item | Description | Rate | 0 |
|------|---|---------|------------|
| 1 | <ul style="list-style-type: none"> • Remove and dispose of approximately 1,600sqft of sod and all plants in work area 2,000.00\$ • Purchase deliver and install (2rolls) 3x300 ground cover fabric and staples 600.00\$ • Move current Mexican beach pebble around royal palms 500.00\$ • “install only” 8 yards river pebble delivered by big earth 1,500.00\$ • purchase deliver and install 4 yards compost soil 500.00\$ | 5100.00 | \$5,100.00 |

| Item | Description | Rate | 0 |
|------|---|---------|------------|
| 1 | <ul style="list-style-type: none"> • Pick up deliver and install design by “Diane and Ron Hoelting” material list : - 28 (3gal) lirioppe 300\$ - 6 (15gal) Helen boug bush 300\$ - 18 (7gal) bird of paradise 450\$ - 12 (7gal) blue flame agave 250\$ - 2 (25gal) sago palm 300\$ - 2 (15gal) boug trellis 100\$ - 13 (3gal) blue glow agave 150\$ - 4 (25gal) tpl pygmy 600\$ -12 (7gal) agave lurida 250\$ - 12 (25gal) barba boug 1500\$ - 12 (3gal) foxtail fern 150\$ - 51 (15gal) podocarpus 2500\$ | 6850.00 | \$6,850.00 |

Mariposa Nursery – Quote for Plants

\$14,303.12

| Mariposa Nursery Inc Mariposa Nursery & Garden Center 8020 Lorraine Road Bradenton, FL 34211 941-747-0489 www.mariposanursery.com Quote # 1791 Ticket: 220000113607 Register: Pavilion #2 Employee: Emma Customer: Ron Ribb 402 2848 Date: 2/24/2026 9:13 am | | |
|--|------|------------|
| Items | # | Price |
| R03LirEvergreen | 28 X | \$446.60 |
| R15BougBush | 6 X | \$539.70 |
| R07BirdOrange | 18 X | \$1079.10 |
| R07AgaveCaribbean/LuridaVar/BLFlame | 12 X | \$1079.40 |
| R25PalmSago | 2 X | \$589.90 |
| R15BougTrellisTC | 2 X | \$359.90 |
| R03AgaveBLUEFLAME/BLUEGLOW | 13 X | \$415.35 |
| R25PalmPygmy | 4 X | \$179.80 |
| R07AgaveCaribbean/LuridaVar/BLFlame | 12 X | \$1079.40 |
| R25BougBush | 12 X | \$2219.40 |
| R03FernFoxtail | 12 X | \$184.95 |
| R15Podoc | 51 X | \$15.95 |
| | | \$89.95 |
| Subtotal | | \$13367.40 |
| Tax (\$13367.40 @ 7%) | | \$935.72 |
| Total Tax | | \$935.72 |
| Total | | \$14303.12 |

ALL Returns must be accompanied with original receipt.
 14 Day Return Policy on Plants
 30 Day Return Policy on Hard Goods

Keep it Green Nursery – Quote for Plants

\$19,600.00

Keep It Green Landscape

7075 HWY 41 South
 Apollo Beach, Fl 33572

813-741-3974

James Cell 813-369-1370

jameskushmer@gmail.com

BILL TO

ANTIGUA COVE H.O.A. ATTN : STEVE FANCY
 3079 BERMUDA SLOOP CR.
 RUSKIN , FL. 33570
sfancy8@gmail.com

ESTIMATE

| INVOICE # | DATE |
|-----------|-----------|
| 4463 | 2/24/2026 |

| CUSTOMER ID |
|-------------|
|-------------|

**TERMS : 50 % DOWN/
 50% UPON COMPLETION**

**PRICING INCLUDES MOBILIZATION OF EQUIPMENT,
 LABOR AND ANY ASSOCIATED DISPOSAL FEES**

| | QTY | UNIT PRICE | AMOUNT |
|---|-----|------------|------------------|
| LANDSCAPE MATERIAL PURCHASE ONLY FOR ANTIGUA COVE H.O.A. | | | |
| MATERIALS : | | | |
| (28) LIRIOPE GRASS PLANTS (3 GALLON) | | | |
| (6) HELEN JOHNSON BOUGAINVILLEA PLANTS (15 GALLON) | | | |
| (18) BIRD OF PARADISE PLANTS (15 GALLON) (ORANGE) | | | |
| (12) BLUE FLAME AGAVA (7 GALLON) | | | |
| (2) SAGO PALMS (25 GALLON) | | | |
| (2) PURPLE BOUGAINVILLEA TRELLIS PLANTS (15 GALLON) | | | |
| (13) AGAVA BLUE GLOW (3 GALLON) | | | |
| (4) PYGMY DATE PALMS (25 GALLONS) (TRIPLE TRUNK) | | | |
| (12) AGAVA LURIDA (7 GALLON) | | | |
| (12) BARBARA KARST BOUGAINVILLEA BUSHES (25 GALLON) | | | |
| (12) FOXTAIL FERN PLANTS (3 GALLON) | | | |
| (15) PODOCARPUS PLANTS (15 GALLON) | | | |
| | | | 19,600.00 |

Janice M. McLean | Jan.McLean@gray-robinson.com | D 813.273.5034
101 East Kennedy Boulevard, Suite 4000, Tampa, Florida 33602 | T 813.273.5000 | F 813.273.5145

January 8, 2026

VIA ELECTRONIC MAIL

Nancy Symonds
Nancy.symonds@lennar.com
Senior Land Development Manager
Lennar Homes
4301 West Boy Scout Blvd., Suite 600
Tampa, FL 33607

Re: South Bay CDD Response Post Antigua Cove Inspection Email of 12-1-25

Dear Nancy:

We appreciate the coordinated site inspection and your response to the issues identified prior to and during the inspection. Unfortunately, we are still of the position that Lennar, although identifying some issues that can be resolved, has not recognized its responsibility to a major portion of the damage and outstanding issues. In order to be as accurate as possible in our response, I am including the items you identified in your email of December 1, 2025 and our response, through Rick Brylanski and the inspector, to each item as follows:

- ***The Lennar portion of the storm drain cleaning proposed by MRI totaling \$31,850***

A proposal from a firm to remove the silt from the Lennar Storm sewer system has been obtained. We agree that the amount of \$31,850 is reasonable. The CDD would accomplish the work and Lennar would reimburse for an amount not to exceed the \$31,850. We need to discuss how the payment shall be accomplished. I'd put this as an item for the next discussion as indicated below. The increased amount may be needed due to the age of the quote at this time.

- ***Clearing of outfall structures 4, 7 & 17. Homeowners installed landscape that is encroaching into the access easements for these outfalls. CDD must notify homeowners to remove encroachments prior to our work. If removed by Lennar contractor the cost will be deducted from the storm drain cleaning charge. A lot owner installed a Clusia Hedge along their property limits. Lennar is claiming that hedge affects their access to maintain the structures. I agree that the hedge is apparently located in a CDD drainage easement. The area in question is side yard from point 3 to 4. The hedge runs along north side of lot as well and affects access at point #7 side yard. The entire hedge needs to be removed from CDD Drainage Easement. The lot owner will be notified by CDD. However, access to remove the vegetation can be accommodated by the CDD easement corridor near structure 17 and utilizing the rear yards in the interim.***

- *Items on walk thru list not crossed out.*

Several of the items in Phase 3 were completed with warranty repairs required by County of Hillsborough. Other items we(Lennar) do not agree were caused by construction.

Lennar is contesting all damages within AC Phase 1. **We disagree that the damages are not a result of homebuilding operations when Lennar purchased the vacant lots and completed house/lot improvements.** Most of the damages we cited in the punch list were cracked roadway curbing. When compared the curb that affronts original homes that were built before Lennar started developing to the vacant lots, those areas do not exhibit the extent of and pattern of curb cracking to the other lots. In my professional opinion the curbs were damaged due to homebuilding operations. I witnessed firsthand trucks unloading trusses, concrete lorries and other large construction vehicles parked throughout the subdivision running over the curb to access the lots. I also believe there is confirmation from Lennar representatives (i.e. Evans) at our CDD meetings stating they were going to make repairs of AC 1 damages before they exited the project.

Regarding the punch list items for AC Phases 3A and 3B – again - cracked curbing is the majority of the items cited. In many they agree to repair. **I would like to confirm that prior to the work being planned, that the curbs be painted out to mark the extent of curb repairs so all areas we cited are adequately addressed.** In many cases the lot frontage could have multiple cracks along curbed frontage and this would ensure we confirm and document exactly the areas to be replaced. **Several areas were cited by us in regard to concrete spilled onto the roadways that they are contesting to remove. Many are trip hazards which we want removed.**

- *Obtain any missing documents for the transfer from Lennar to the CDD*

Agree – we need to understand all that is being conveyed by Bill of Sale to CDD and confirm those improvements are within lands of the CDD.

- *Lot 125 drainage issues are being addressed. We have surveyed the existing topo & creating a design to put in drains. We will follow up with the homeowner.*

If the solution to address drainage issues affect CDD lands, we would like to review the plan before implementation.

It appears that progress has been achieved regarding some of the identified issues. However, a large issue of the damage which we believe was caused by construction during development by Lennar remains unresolved. The CDD cannot accept the transfer to the Operation and Maintenance phase of the permit as the O&M entity until all of the issues are resolved. The CDD would require an Agreement between Lennar and the CDD to be executed memorializing the actions such as reimbursement for surface water system cleaning, facilities to be transferred identified and documents needed such as Bill of Sale and easements and a time frame within which all must be accomplished prior to the CDD accepting being the Operation and Maintenance entity. This will be drafted by the CDD with review by Lennar.

We propose that a discussion to resolve the outstanding issues including specific identification of facilities to be transferred and appropriate documents needed must be identified and executed. Please advise at your earliest

convenience when this can be accomplished. We would like to have this scheduled no later than next Friday, January 16, 2026.

Sincerely,

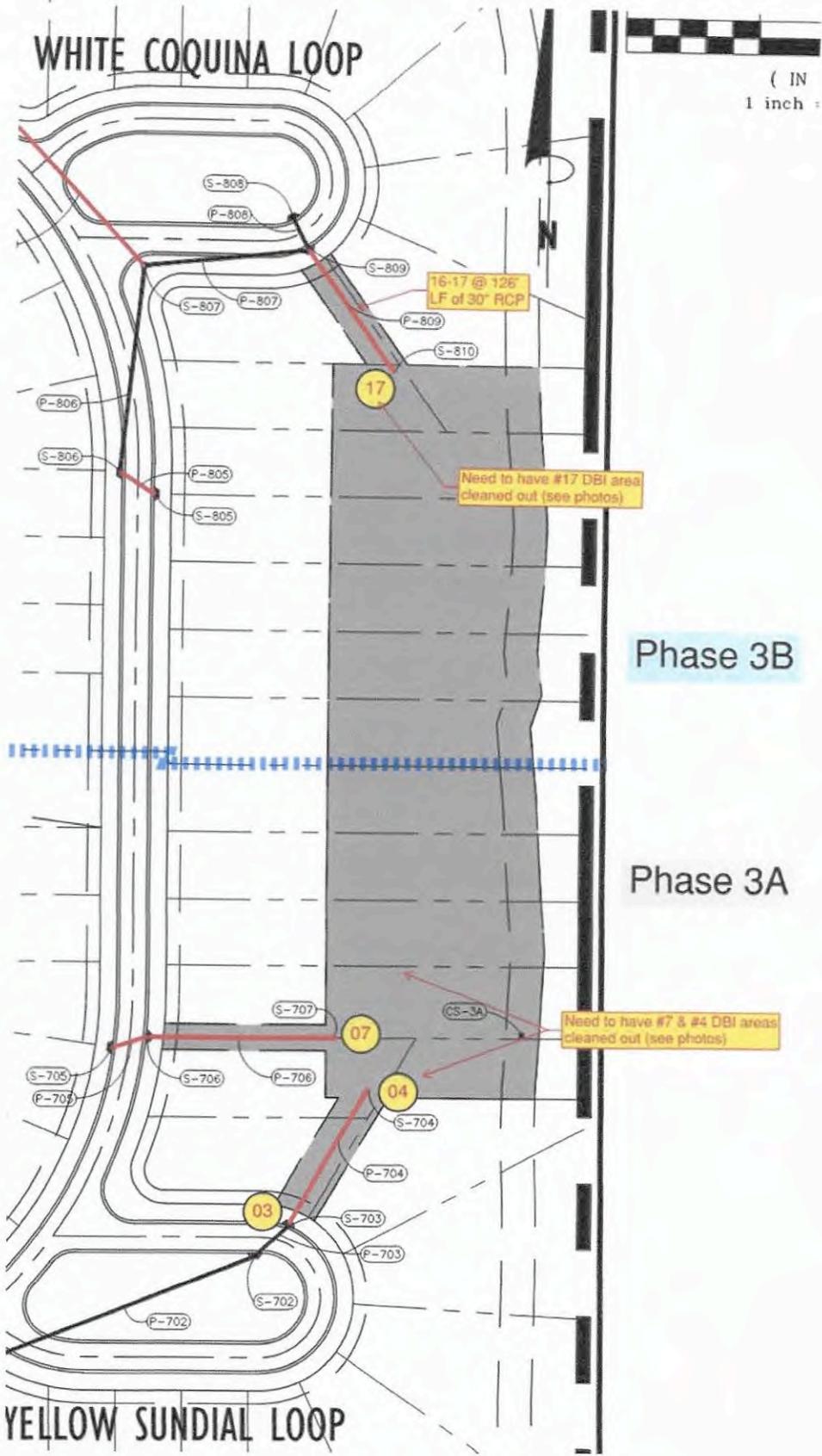
A handwritten signature in black ink, appearing to read "Jan McLean". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jan McLean

Cc: David Smith
Rick Brylanski
Christina Newsome

Attachment

JM/jsl





Resignation / Herrera

From STEPHEN HERRERA <herrerastephene@aol.com>

Date Wed 2026-02-11 2:33 PM

To Newsome, Christina <christina.newsome@inframark.com>

Cc Ian Brown <iwblm@msn.com>; STEPHEN HERRERA <herrerastephene@aol.com>

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Christina, this is to confirm my resignation from the South Bay CDD Board. Thanks.... Steve

Sent from my iPad

Steve Fancy
2634 Yellow Sundial Loop
Ruskin, Florida 33570

To: Board of Supervisors, South Bay Community Development District

I am submitting this letter and a resume summarizing my public-sector work experience to express my interest in serving on the South Bay CDD Board of Supervisors. I am a U.S. Citizen, year-round Florida resident, and qualified elector of the South Bay CDD.

I currently serve as President of The Homes at Antigua Cove Homeowners Association and I am the Treasurer of the Little Harbor Property Owners Association. Last year, I served as the Treasurer of the Antigua Cove HOA and played a major role in budget development and financial decisions and oversight. I have attended almost every meeting of the South Bay CDD since my wife and I purchased our home here three years ago, and I have closely followed the CDD's discussions and decision-making processes. The HOAs, POA, and CDD within the Little Harbor community are all interconnected, particularly with all the new development that is being proposed, and I think the knowledge I gain from discussions and budget decisions within the Antigua Cove HOA and Little Harbor POA will help inform discussions and decisions by the CDD Board of Supervisors.

I am a U.S. Air Force veteran. Professionally, I had an adventurous and exciting 30-year career with the U.S. Dept. of the Interior starting as a wildlife biologist working in Arctic Alaska, the Canadian wilderness, and numerous islands in Hawaii and the Western Pacific. I earned a Doctorate degree from the University of Alaska doing research on caribou, grizzly bears, and wolves, and during my career I served on the graduate faculty and advised graduate students at the universities of Alaska, Hawaii, and Idaho.

For the 15 years before I retired, I worked for the headquarters of the National Park Service, where I developed and led a nation-wide science program for the national parks. I oversaw a budget of \$43 Million and a staff of more than 350 employees stationed at national parks and universities across the country. Throughout my career, during which I led or served on more than fifty public-sector committees and advisory boards, I was widely known as a hard worker who gets things done. I received the highest award that a career employee can receive, the Distinguished Service medal, for exceptional public service with the U.S. Dept. of the Interior.

I see the role of CDD Supervisor as a great opportunity to serve the community that I call home, and I believe that my background and experience will be an asset to the Board as it discusses and makes important decisions that affect all residents in the community.

Steve Fancy
2634 Yellow Sundial Loop
Ruskin, Florida 33570

Overview of Qualifications:

- Experience serving on the Board of Directors of the Antigua Cove Homeowners Association and of the Little Harbor Property Owners Association. For the Antigua Cove HOA, I played a major role in budget development and financial oversight, and in the screening, selection and oversight of contractors.
- More than 20 years of experience leading interdisciplinary teams of scientific and technical staff. Extensive experience building partnerships with other programs, agencies, universities, and organizations. For the National Park Service, developed and led an applied science program with a budget of \$43 Million /year by the time I retired.
- Served on more than fifty public-sector committees and advisory boards.
- My publication record includes 125 peer-reviewed scientific journal articles, book chapters, and technical reports.

Education:

Ph.D. (1986) University of Alaska Fairbanks, Wildlife Biology

M.S. (1979) California State University Humboldt, Natural Resource Management

B.S. (1977) California State University Humboldt, Wildlife Management

Public-Sector Work Experience:

Board of Directors, The Homes at Antigua Cove Homeowners Association 2025 to 2026
 I served as President (2026) and Treasurer (2025) of our homeowner's association

Treasurer, Little Harbor Property Owners Association 2026
 Little Harbor Property Owners Association

National Program Leader and Division Chief 1998 to 2014
 National Park Service, Natural Resource Stewardship and Science Directorate

Graduate Faculty

Adjunct or affiliate professor positions on the graduate faculty of the Univ. Alaska (1986-1991), Univ. Hawaii at Manoa (1993-1998), and Univ. of Idaho (1997-2006).

Wildlife Biologist (Research) in Hawaii and the Western Pacific 1990 to 1998
 U.S. Geological Survey, Pacific Island Ecosystems Research Center, Led interdisciplinary teams conducting research on 23 projects on different islands in Hawaii and the western Pacific.

Wildlife Biologist (Research) in Alaska 1986 to 1990
 U.S. Fish and Wildlife Service, Alaska Fish & Wildlife Research Center, Fairbanks, AK

Computer Operator/Programmer 1979 to 1980
 Fairbanks North Star Borough, Fairbanks, AK

Nikki Day | Nikki.Day@gray-robinson.com | D 813.273.5036
101 East Kennedy Boulevard, Suite 4000, Tampa, Florida 33602 | T 813.273.5000 | F 813.273.5145

MEMORANDUM

VIA PDF EMAIL ONLY

TO: South Bay Community Development District Board of Supervisors
CC: District Manager
FROM: Nikki Day, B.C.S., Special Counsel 
Board Certified Expert in City County & Local Government Law
DATE: February 9, 2026
SUBJECT: Request for Qualifications – District Management Services – Responses Received

Brief Background

As reported at the January Board of Supervisors meeting: on December 18, 2025 the District posted its RFQ for District Management Services on its website. Direct distributions were sent to GMS and Inframark IMS upon request on December 18, 2025 and January 16, 2026, respectively. Advertisements were run in the Florida Administrative Register, The Tampa Bay Business Observer and The Tampa Bay Times on December 22, 2026, December 26, 2026 and January 7, 2026, respectively. The questions period closed on February 5, 2026 and the questions were separately distributed to the Board. **The response period closed on February 9, 2026 at 1pm and the District received two responses.**

Responses Enclosed

A complete copy of the responses received is included with this memorandum. We are transmitting all timely responses and make no evaluation of either firm's qualifications. The evaluation rests squarely with the Board. A copy of the RFQ is enclosed for the categories to be evaluated.

Next Steps

→ Presentations and Interviews with the Board

Interviews with the Board were scheduled to be conducted during its February 11, 2026 Board Meeting. However, we have just learned that Inframark representative, Christina Newsome, has had an unexpected medical issue and is in the hospital. As stated in the RFQ, the schedule of selection procedures may be adjusted upon notice to the respondents.

Pursuant to the Board's adopted rules of procedure, we will consult with the Chair for his guidance on whether he wishes for the interviews to remain on the February 11th agenda given the unexpected hospitalization, or to reschedule for the March 11, 2026 meeting. If rescheduled, notice will be given to the respondents as soon as practical.

Should you have any questions, please contact David or me directly. Please do not reply all to this transmittal or communicate with any fellow Board Members on this topic outside of duly-noticed public meetings.

District Management Services Company Profile Prepared For The South Bay Community Development District:

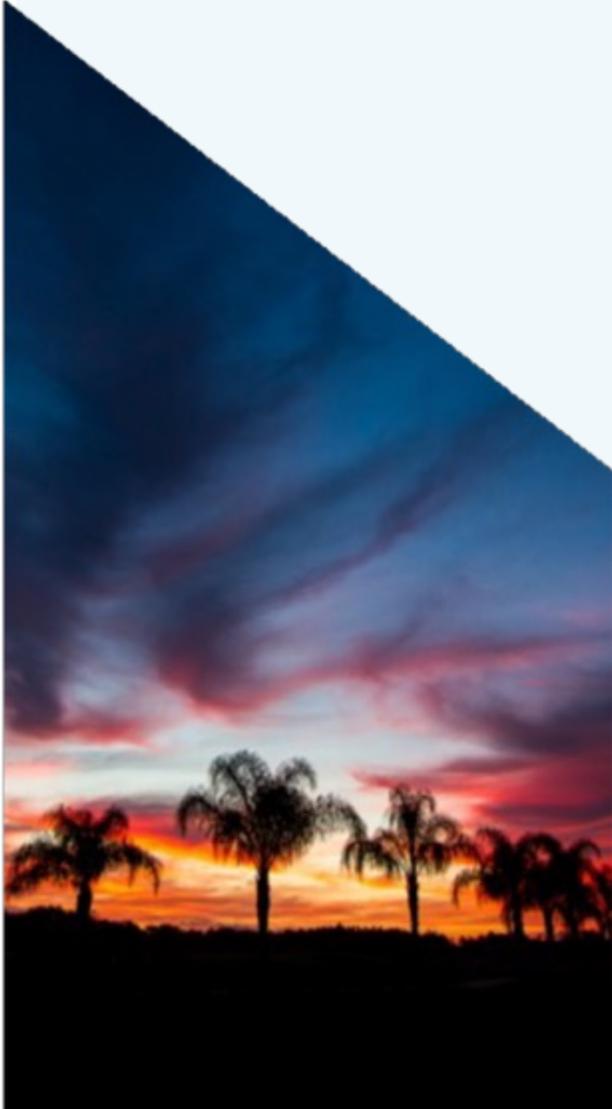


GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC



DISTRICT
MANAGEMENT
SERVICES

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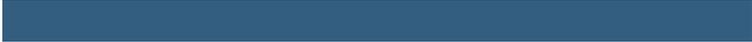
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THANK YOU

| | |
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RFP QUESTIONNAIRE SECTION I



QUALIFICATIONS AND FEE SERVICES SUBMISSION



Governmental Management Services

Serving Florida's Communities

February 9th, 2026

South Bay Community Development District
 c/o Ms. Deborah Cook, Assistant District Counsel
 Gray-Robinson P.A.
 101 East Kennedy Boulevard, Suite, 4000
 Tampa, Florida 33602
 Via email to Deborah.Cook@gray-robinson.com

RE: Proposal for District Management Services

Dear Ms. Cook,

Governmental Management Services-Tampa L.L.C. ("GMS") is pleased to provide for your review our Proposal associated with providing District Management Services to the South Bay Community Development District ("CDD"). We believe the Proposal demonstrates that we are the best choice for this project. Here are some of the reasons why:

- ❖ We are the leader in the Community Development District industry. We provide district management services to 290+ CDDs across the State of Florida.
- ❖ We have a team of management, financial, administrative, and operations professionals who are extremely qualified to provide these services and meet time and budget requirements.
- ❖ We have a proven approach, methodology, and philosophy towards providing these services that reflect our commitment and ability to deliver comprehensive services that exceed the expectations of our clients.
- ❖ We also have the ability to respond to individual client needs efficiently, effectively, and professionally. Our approach to providing the services for each of the responsibilities described in this RFP is to fully understand them and provide them in a manner that meets all the statutory requirements customized to the approach preferred by the Board of Supervisors.

We thank you for this opportunity to submit our Proposal and would be happy to provide any additional information if requested. Please feel free to contact me at (865) 603-5101 or via email at DMossing@gmstnn.com if you have any questions or need additional information.

Sincerely,

Darrin Mossing

Darrin Mossing
 GMS President

Enclosures

ORLANDO

219 E. Livingston St.
 Orlando, FL 32801
 (407) 841-5524

JACKSONVILLE

1200 Riverplace
 Boulevard, Suite 705
 Jacksonville, FL 32207
 (904) 288-7667

ST. AUGUSTINE

50 Ellis Street,
 Suite 208
 St. Augustine, FL 32095
 (904) 288-7667

ST. AUGUSTINE

475 West Town Place,
 Suite 114
 St. Augustine, FL 32092
 (904) 288-7667

FT. LAUDERDALE

5385 N. Nob Hill Road
 Sunrise, FL 33351
 (954) 721-8681

TAMPA

4530 Eagle Falls Place
 Tampa, FL 33619
 (813) 344-4844

PALM COAST

393 Palm Coast
 Parkway SW, Suite 4
 Palm Coast, FL 33137
 (904) 940-5850

KNOXVILLE

1001 Bradford Way
 Kingston, TN 37763
 (865) 717-7700

STATE OF FLORIDA CERTIFICATE OF STATUS

State of Florida Department of State

I certify from the records of this office that GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC is a limited liability company organized under the laws of the State of Florida, filed on April 13, 2015.

The document number of this limited liability company is L15000071239.

I further certify that said limited liability company has paid all fees due this office through December 31, 2026, that its most recent annual report was filed on February 4, 2026, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fourth day of February, 2026*




Secretary of State

Tracking Number: 9363561439CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

COMPANY INFORMATION

Governmental Management Services ("GMS") is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 275 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Developers, and Boards of Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 290 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

GMS WAS ESTABLISHED TO PROVIDE THE MOST EFFICIENT, EFFECTIVE AND COMPREHENSIVE MANAGEMENT SERVICES FOR COMMUNITY DEVELOPMENT DISTRICTS IN THE STATE OF FLORIDA.



HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full-time and part-time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 1,000 years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective, and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best-qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in management, administration, accounting, financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries, and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Field Operations Management
- Amenity Management
- Facility Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

FULLY INTEGRATED SERVICES



These management services are being provided by the principals of GMS to over 290 Community Development Districts in 25 counties across the State of Florida.

OUR TEAM



Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry

STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."

OUR VALUES

MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:



Customer Commitment

We keep customer needs at the center of all that we do to provide a superior customer experience.



Integrity

We are honest, open, ethical, and fair.

People trust us to do what's right.



Teamwork

We win together, not alone.

We work together, across divisions, to meet the needs of our customers.



Passion and Drive

We are proud of the services we provide.

We play to win and strive to help our customers do the same.



Empower Individuals

Our employees set us apart.

We value our employees, encourage their development, and reward their performance.



Quality

Details matter.

We provide consistent and unsurpassed service that, together, deliver premium value to our customers.

CONTACT INFORMATION

Corporate Office:

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.

**GMS -
Central Florida**

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

GMS - Tampa

4530 Eagle Falls Place
Tampa, Florida 33619
(813) 344-4844

435 10th Avenue West,
Suite 200
Tampa, Florida 34221

**GMS - South
Florida**

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

**GMS - North
Florida**

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850

1200 Riverplace
Boulevard
Jacksonville, FL 32207

393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 32137

We have additional satellite offices throughout the State of Florida

GOVERNMENTAL MANAGEMENT SERVICES

DARRIN MOSSING
PRESIDENT

KEITH NELSON
CHIEF OPERATING OFFICER

HUMAN RESOURCES ♦ RECRUITING ♦ TRAINING
COMPLIANCE ♦ CORPORATE FINANCE

RIVERSIDE (NF)
ALISON MOSSING
VICE PRESIDENT

SOUTH FLORIDA
PATTI POWERS
VICE PRESIDENT

CENTRAL FLORIDA
GEORGE FLINT
VICE PRESIDENT

NORTH FLORIDA
JIM OLIVER
MANAGING PARTNER

TAMPA
JASON GREENWOOD
MANAGING PARTNER

FIELD OPERATIONS

- RICARD GRAY
- CHRISTIAN DELLINGER
- JEFF JOHNSON
- JAMES SCHIESZER

AMENITIES

- TIMI WRIGHT
- NATALIE CLEM
- MARIA CRANFORD
- ROBERT ALBA
- FREDIE OCA
- KAYLA RINKER
- & 18 OTHERS

ACCOUNTING

- PATTI POWERS, VP
- TIZIANA CESSINA
- SHANNON RINKUS
- ASHLEY COOPER
- NIKI MARINO
- JENNIFER WASSERMAN, CPA
- SHEIK NEEROO

DISTRICT MANAGEMENT

- PAUL WINKELJOHN
- JULIANA DUQUE
- ANDREW GILL
- PATRICK BURGESS
- ANDRESSA PHILLIPS
- BEN QUESADA
- JESUS LORENZO

ACCOUNTING

- KATIE COSTA, DIRECTOR
- TERESA VISCARRA
- SHIRLEY TRAJULO
- LISA COLE
- NANCY SOLER
- ZUNY YAN
- CAROL WRIGHT
- & 6 OTHERS

DISTRICT MANAGEMENT

- JILL BURNS, MANAGING PARTNER
- JASON SHOVE
- TRICIA ADAMS
- JEREMY LEBRUN
- ROB SZOZDA

ACCOUNTING

- OKSANA KUZMUK
- BERNADETTE PEREGRINO
- TODD POLVERE
- TARA LEE
- SUSAN FERRERO

DISTRICT MANAGEMENT

- MATTHEW BAGETTI
- CORBIN DENAGY
- MARILEE GILES
- DANIEL LAUGHLIN
- JAMES PERRY

ACCOUNTING

- SHARYN HENNING, CPA
- HANNAH HENRY
- LEAH POPELKA
- SAVANNAH SZOZDA
- ALEXANDRA WOLFE, CPA

DISTRICT MANAGEMENT

- JASON GREENWOOD
- AMANDA FERGUSON
- RICHARD McGRATH
- BRIAN YOUNG

MAINTENANCE

- TIMOTHY CARTER
- LUTHER NEWTON
- MARK CESSINA & 13 OTHERS

LIFEGUARDS & POOL ATTENDANTS

- 30 - 50 OTHERS ON SEASONAL AND/OR FLEX SCHEDULES

ASSESSMENT ADMINISTRATION

- RICHARD HANS, VP
- DARRIN MOSSING JR
- DANIEL HARVEY

ADMINISTRATION

- JENNIFER MCCONNELL
- LATOYA FLOWERS
- ELLER ACOSTA
- REGINE LUCAS
- & 2 OTHERS

ASSESSMENT ADMINISTRATION

- DARRIN MOSSING JR.

ADMINISTRATION

- STAGIE VANDERBILT, DIRECTOR
- SAMANTHA HAM
- & 8 OTHERS

ASSESSMENT ADMINISTRATION

- SHERYL FULKS
- DARRIN MOSSING, JR.
- MARISSA SMARTO

ADMINISTRATION

- COURTNEY HOGGE
- LISA PELKEY
- SARAH SWEETING
- KATELYN BEACH

ASSESSMENT ADMINISTRATION

- MICHAEL CORTESE
- BRADFORD NELSON

ADMINISTRATION

- NICOLE VIVERTO
- REBECCA SANTOS
- SAVANNAH SZOZDA

FIELD OPERATIONS

- PAT SZOZDA
- PATRICK BURGESS
- JASON GITEL
- JULIO PADILLA

AMENITIES

- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

FIELD OPERATIONS

- ALAN SCHEERER
- CLAYTON SMITH
- MARSHALL TINDALL
- ROB SZOZDA JR.
- & 4 OTHERS

AMENITIES

- MARCIA CALLEJA
- CHRISTINE WELLS
- ALEXANDRA PENAGOS
- & 11 OTHERS

FIELD OPERATIONS

- JAY SORIANO
- ROBERT BERLIN
- CHRISTIAN DELLINGER
- TERRY GLYNN

AMENITIES

- KELLY MULLINS
- DANIELLE DEMARCO
- RYAN WILSON
- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

FIELD OPERATIONS

- CLAYTON SMITH
- MICK SHEPPARD
- GARETT DUBOIS
- MATT AZRIEL

AMENITIES

- KAYLEE SANTANA
- DREAMA LONG
- MARANGELLY HIRALDO
- & 14 OTHERS



Proposed GMS District Management Service Team

Trusted & Service Oriented



Jason Greenwood
Partner,
District Manager



Alex Wolfe, CPA
District Accounting



Brian Young
District Manager



Matt Azriel
Field Operations
Manager



Nicole Viverito
District Administration

GMS-TAMPA
JASON GREENWOOD
MANAGING DIRECTOR

See Page 11
Of Our Proposal
For The Rest
Of The
GMS Organization

| | | | | | | |
|--|--|---|--|--|---|---|
| <p>DISTRICT MANAGEMENT :</p> <ul style="list-style-type: none"> • JASON GREENWOOD • AMANDA FERGUSON • RICHARD MCGRATH • BRIAN YOUNG | <p>DISTRICT ACCOUNTING :</p> <ul style="list-style-type: none"> • SHARYN HENNING CPA • HANNAH HENRY • LEAH POPELKA • SAVANNA SZOZDA • ALEXANDRA WOLFE, CPA | <p>DISTRICT ADMINISTRATION :</p> <ul style="list-style-type: none"> • NICOLE VIVERITO • SAVANNAH • SZOZDA • REBECCA SANTOS | <p>ASSESSMENT ADMINISTRATION :</p> <ul style="list-style-type: none"> • DARRIN MOSSING JR. • MICHAEL CORTESE • LEAH • POPELKA | <p>DISTRICT AMENITY MANAGEMENT :</p> <ul style="list-style-type: none"> • KAYLEE SANTANA • DREAMA LONG • MARANGELY HIRALDO | <p>DISTRICT FIELD OPERATIONS :</p> <ul style="list-style-type: none"> • CLAYTON SMITH • MICK SHEPARD • GARETT DUBOIS • MATT AZRIEL | <p>DISTRICT FIELD MAINTENANCE :</p> <ul style="list-style-type: none"> • JEFF BACHELOR • GARETT DUBOIS • STEVEN WENTZ • & 3 OTHERS |
|--|--|---|--|--|---|---|

SOUTH BAY CDD MANAGEMENT MODEL & LINES OF AUTHORITY

OVERVIEW:

- The Proposed GMS District Management Service Team works in a highly collaborative manner under a clear line of authority established by the Board of Supervisors. The Board sets policy, adopts the budget, approves contracts, and provides overall direction for District priorities, while GMS is responsible for implementing those directives on a day-to-day basis.
- The District Manager serves as the primary point of contact to the Board and has overall responsibility for District operations. In this role, the District Manager translates Board policy into actionable work plans, supervises GMS administrative, accounting, and field operations staff assigned to South Bay, and oversees all vendors and professional consultants operating under Board approved agreements.
- Administrative, accounting, amenity, and field operations personnel report to the District Manager for all District business rather than directly to individual Supervisors. This structure ensures that information flows consistently through a single point, Board direction is implemented uniformly, and staff are accountable for performance and compliance with Florida law and District policies. When District employees are used, they receive day to day direction from the District Manager but remain subject to the personnel policies and expectations adopted by the Board.
- Within GMS, team members assigned to South Bay are expected to coordinate closely across disciplines—management, accounting, assessment administration, and field operations—to anticipate issues, share information, and present unified recommendations to the Board. This collaborative approach ensures that operational decisions reflect both on the ground conditions in the community and the financial and legal framework within which the District must operate.

ON-SITE VISIT SUMMARY & LOCAL CONDITIONS

OVERVIEW:

Brian Young, the proposed District Manager for the South Bay Community Development District (“South Bay CDD”), **conducted multiple on-site visits to the community in December 2025 and February 2026.** These visits included both drive-through and walking inspections of the District’s townhome and single-family neighborhoods, as well as the primary common areas. During these inspections, he confirmed that the core amenity facilities are operated through the homeowners’ association rather than directly by the South Bay CDD and observed how residents and guests access and use the amenity area and adjacent parking. He also reviewed roadway medians, suspected common areas, landscape strips, seawalls, the District’s beach area, and at least one dormant stormwater pond cell in order to understand the South Bay CDD’s operational conditions and maintenance needs. The seawalls appear to be under an active restoration program, and it is Brian’s understanding that the District’s beach has a dedicated budget line item to periodically rebuild the beach by adding sand every few years. Overall, the community appeared to be in generally good condition, with orderly vehicular circulation and no immediately observable stormwater failures, illicit discharges, or standing-water concerns at the inspected pond.

These inspections identified several potential areas for focused attention that will inform GMS’s management approach for the South Bay CDD. Parking lots in certain locations showed signs of asphalt wear and localized maintenance needs, indicating that a more structured inspection and capital-planning program for CDD-owned parking and paved surfaces would be beneficial. Landscape edges along some turf and planting beds were inconsistent, and portions of the common-area vegetation appeared thin or untended. Because both visits occurred during the winter, it is possible that some of these conditions are seasonal, but they nonetheless suggest areas where clearer performance standards, regular punch-lists, and closer vendor oversight could improve the overall appearance of the South Bay CDD. Review of prior Board agenda packages also suggests that more proactive vendor management and reporting to the Board—particularly for landscape, stormwater, shoreline, and routine facility maintenance contracts—could help strengthen the connection between Board direction, field conditions, and contractor performance.

The proposed GMS management model is designed to respond directly to what was observed at the South Bay CDD. Under this model, the District Manager serves as the primary customer-facing point of contact to the Board and residents and works in close coordination with a Field Operations Manager. Together they are supported by dedicated teams for accounting, assessment administration, and administrative and compliance services. GMS’s field operations group currently provides services to numerous Districts throughout Florida, administering landscape, stormwater, wastewater, reuse, shoreline, and other maintenance contracts, conducting routine day and nighttime site visits, and preparing structured operations reports so Boards can address emerging issues—such as parking-lot deterioration, erosion, seawall or shoreline concerns, or recurring landscape deficiencies—before they become larger problems. For the South Bay CDD, this same framework would be applied through scheduled field inspections, standard checklists, and written follow-up focused on landscape edging quality, turf and plant health, pond banks, the beach and seawall areas, and paved-surface conditions, with corrective actions routed promptly through the District Manager to the appropriate vendors and tracked to completion.

Because the amenities are HOA-operated, GMS does not anticipate altering the existing amenity staffing model but will coordinate closely with the HOA and amenity operator to align District activities with community expectations and to avoid duplication of effort. The District Manager will maintain a regular Board meeting cadence, during which operational observations from the field are tied directly to the annual budget, reserve planning, and policy decisions of the South Bay CDD. The accounting and assessment administration teams will provide clear, timely financial reporting so that maintenance priorities identified through inspections can be translated into funded work plans and, when appropriate, capital improvements.

To illustrate the type of structured operational oversight GMS can provide, we have taken the liberty of including, for reference, a sample Field Operations Management report prepared for another GMS CDD client and routinely presented to that District’s Board of Supervisors and District Manager. This report is not part of the current proposal for the South Bay CDD, and the associated field operations service is not included in the proposed base fee. However, if the South Bay CDD Board determines that enhanced field operations support would be beneficial, these services could be added in the future as an additional engagement with clearly defined scope and fees. We look forward to discussing these on-site observations, our management model, and the potential for future field operations services with the South Bay CDD Board during the finalist meeting and to answering any questions you may have.

Sample Field Management **STATUS REPORT EXHIBITS**

1) FIELD OPERATIONS MANAGEMENT ACTION ITEM LIST

This report is a concise, working log of open field issues, assigned parties, budgets, and completion status to support quick Board review and direction.

2) FIELD OPERATIONS MANAGEMENT SUPPLEMENTAL PHOTO ADDENDUM

This addendum provides time-stamped photos and brief captions documenting field conditions and completed work that correspond to items on the Action Item List.

3) FIELD OPERATIONS MANAGEMENT CONVEYANCE REPORT

This report documents the condition of specific assets at turnover, noting deficiencies, action items, and readiness for conveyance between the developer and the District.

4) FIELD OPERATIONS MANAGEMENT INSPECTION REPORT

This is a detailed field inspection report prepared by the Field Operations Manager, combining narrative findings, geolocated photos, and recommended follow-up actions.

| Mirada CDD Field Management Action Items List | | | | | |
|---|-----------------------|-------------|--------------|---------------|--|
| Description | Designated Party | Status | Proposal \$ | Completion | Notes |
| Adding benches and trash cans at gazebo sitting area between fountains 4 and 6 | Field Staff | Proposals | Options | | Proposals for 4 different options.. |
| Fountain Repair fountain #4 - Mango Fade | Steadfast | Proposal | \$ 7,900.00 | | Service vendor states a new motor, control box and other components are required. -Insurance claim not viable as fountain was not insured at the time of the damage. GMS has added it to the policy. -Revisit in February - District has budget for repairs |
| Additional Mulch Areas | Cardinal | Proposal | \$ 31,900.00 | | Targeted areas needing mulch installation. 550yds |
| Feature Fountain Light Repairs | Field Staff | In Progress | \$ - | | Once repairs are completed of the fountains we will do a full lighting inventory. It appears in most cases it may just be replacement fixtures or bulbs. |
| Feature Fountain Ongoing Maintenance | Field Staff | In Progress | \$ - | | Obtaining quotes for ongoing maintenance of feature fountains. One quote has been received but working on atleast 2 more. Can be reviewed in February. Likely need to perform a formal bid. |
| Damaged fencing/irrigation and turf car from accident on Mirada Blvd Between Kenton & Ryder Creek | Field Staff | In Progress | \$ - | | Gathering proposals and police report for insurance claim for damaged fencing, irrigation and turf. |
| Main Line Irrigation Break | Yellowstone | In Progress | \$ 1,230.77 | | A 2½-inch main line leak has been identified at Mirada, located near the Publix supermarket. The Irrigation team has shut off the reclaimed water in this area to prevent further damage until repairs can be completed. Although we no longer maintain this area, the main line leak is impacting our system because it is connected to our reclaimed water meter. Assessing for adding isolation valve. Will coordinate with incoming landscaper Cardinal |
| Gazebo Refurbishing | Field Staff | In Progress | \$ 2,064.50 | | Proposal for clean up and painting of Gazebo between feature fountains on Mirada Blvd - Review in February. |
| Feature Fountain Repairs Status | Field Staff/Metro | In Progress | \$ - | | Field staff met on site with developer to review fountains 3,4,5,6. Report generated. |
| Pond Erosion Repairs | Steadfast/Field Staff | Discussion | \$ - | | There are many ponds with erosion present. In the past this was attempted to be deferred to the developer, but we strongly feel the developer will not address these items. Staff can generate a report of sections of ponds for maintenance activity before the rainy season starts. Only the worse and most severe items will be documented. |
| Fencing Repairs | Field Staff | Completed | GMS - \$1950 | January 2026 | -repair remaining fencing leftover from hurricane -Replacing 3 complete sections - 2 posts - 6 pickets (pickets in multiple areas of CDD fencing) - Sections installed and some gap remains. working on sourcing materials from another vendor for better fitment. |
| Site Mulching | Field Staff | Completed | NTE \$50000 | December 2025 | Final review in progress. Mulching areas completed per provided map. Mulching had not been done in 2 years reportedly. Proposals were brought to cover as much area within budget. Additional mulch can be laid, but will cut into other budget items or reserve amounts. |
| Mailbox Repairs - June Briar, Cay Spruce, Laxer Cay | Onsight Industries | Completed | \$ 892.32 | January 2026 | vendor repaired broken latches on mailboxes |

January 28, 2026

Mirada CDD

Field Management Report – Photo Supplement

Wetland Sign Install- Laxer Cay Loop



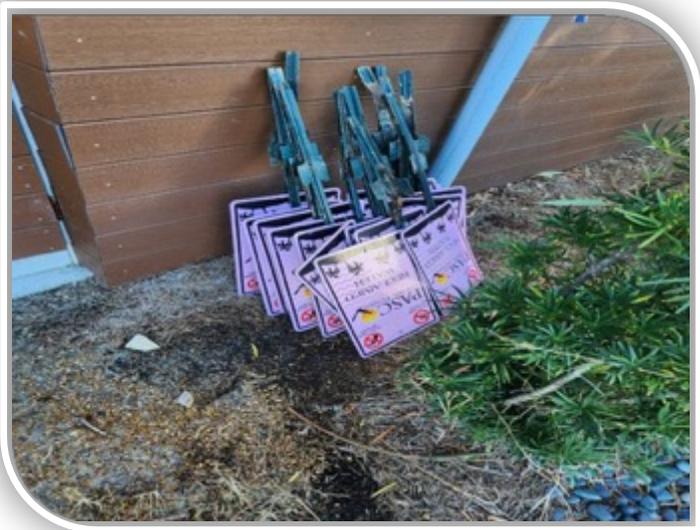
Photo Description:

- Wetland Area Signs installed to Laxer Cay Lp area previously cleared by Cardinal

General Site Clean Up

Photo Description:

- GMS team performed on site clean up around property and ponds. Removed Pasco reclaimed water signs



January 28, 2026

Fountain Pump Privacy Barrier Removal



Photo Description:

- Removed all privacy barriers from fountain pump stations



Playground Clean Up



Photo Description:

- Rake & Level mulch at playground and clean up area.

January 28, 2026

Mango Fade Erosion Repair



Photo Description:

- ✚ Repair erosion around Storm drain cover.





Conveyance Report

18423493673

| | |
|---|---|
| Reference Number: 20251230-18423493673 | Form Name: Conveyance Report |
| Submitter Name: Clayton Smith csmith@gmscfl.com | Date Sent on Device: Dec 30, 2025 11:34:34 AM EST |
| Location: 14002 Tish Pl, Tampa, FL 33613, USA Dec 30, 2025 11:34:33 AM EST View Map | |

NEW PAGE

Conveyance Review

| | |
|--------------------------|-------------------------------|
| District | Mirada CDD |
| Site Inspected By | Clayton Smith - Field Manager |

Issue Details

ISSUE DETAILS

1 OF 4

Issue Details

| | |
|-----------------------------|---|
| Date / Time | Dec 10, 2025 11:02:00 AM EST |
| Phase and Tract Name | Feature Fountain 4 |
| Description of Tract | This fountain includes a very large fountain with a large basin in front. This fountain is in the median and is one of the two large fountains in the median. the pump area is on the west side of the fountain. this fountain includes a jet water feature that shoots water onto the wall as well as a large Hill structure with artificial turf covering it. |

Tract Status notes/Action items

-Issues with filtration pumps identified during walkthrough. One is leaking and the other is not running. All filter pumps need to be in working order.
-Recommend Deep cleaning of fountains before CDD accepting. Excessive algae, noted on the bottom of the basin.

Tract Status/Action Item Photos



Geo Location Of Action Item

31149 Mirada Blvd, San Antonio, FL 33576, USA
latitude: 28.321981754125613 altitude: 0.0
longitude: -82.29813035577536 [[viewMap](#)]

Ready for Conveyance?

NO

With Exception or Turnover Status Notes:

-In order for turnover to be considered of this fountain All filter pumps need to be in working order.

ISSUE DETAILS

2 OF 4

Issue Details

Date / Time

Dec 10, 2025 11:02:00 AM EST

Phase and Tract Name

Feature Fountain 5

Description of Tract

feature Fountain 5 is on the east side of Mirada boulevard. It is one of the four smaller fountains. this Fountain includes a small concrete basin and Fountain jet feature. the pump area is on the north side behind the fountain from the road. this Fountain also includes a Hill structure that is covered in artificial turf.

Tract Status notes/Action items

-Stones on the wall have fallen off in two locations

Tract Status/Action Item Photos



Geo Location Of Action Item

31147 Mirada Blvd, San Antonio, FL 33576, USA
latitude: 28.322365733217325 altitude: 0.0
longitude: -82.29743231087923 [[viewMap](#)]

Ready for Conveyance?

YES With Exceptions

With Exception or Turnover Status Notes:

- Overall, this fountain is in satisfactory condition and it appears the scope of the project the developer was given has been completed. therefore, I do believe this can be accepted. However, we do request that the fallen wall stones are reset.

Issue Details

Date / Time

Dec 10, 2025 11:02:00 AM EST

Phase and Tract Name

Feature Fountain 6

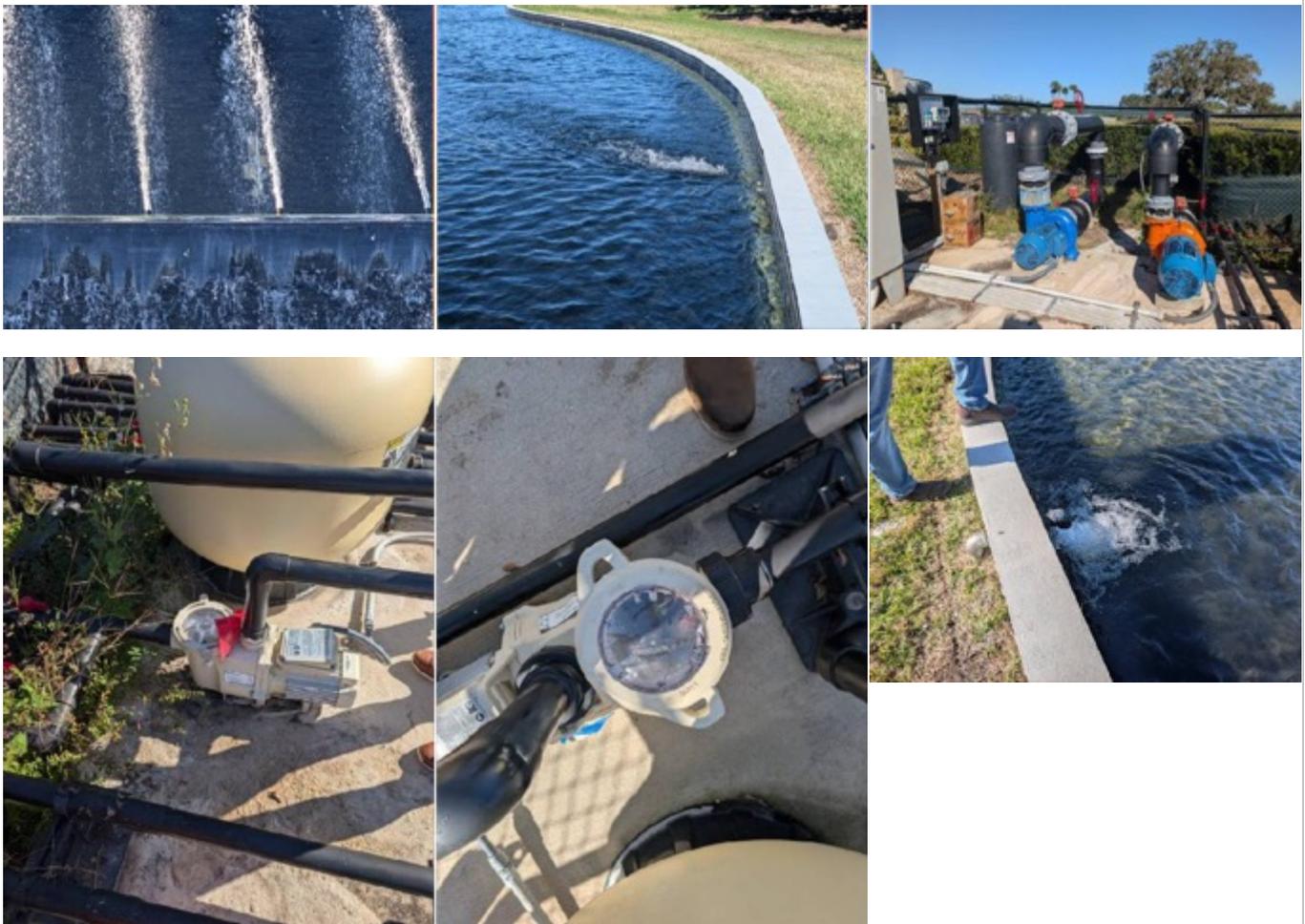
Description of Tract

This Fountain is one of the two extra large fountains and has two water features, including a waterfall as well as fountain jets. This Fountain includes two basins, one of which is a smaller concrete and liner basin, then a large lined basin. The pump area is located on the west side of the fountain.

Tract Status notes/Action items

- Fountain liner was replaced
- Wall still requires significant repairs
- Fountain fill not working properly as someone tampered with valve during visit. The issue was corrected but the fountain was noted about 3" below it's proper level during walk.
- Not able to properly inspect filter pumps with water level too low.

Tract Status/Action Item Photos





Geo Location Of Action Item

31150 Mirada Blvd, San Antonio, FL 33576, USA
latitude: 28.321010437257307 altitude: 0.0
longitude: -82.29818735271692 [[viewMap](#)]

Ready for Conveyance?

NO

With Exception or Turnover Status Notes:

In order for this fountain to be ready for turnover, the repairs to the wall need to be completed and reviewed.

ISSUE DETAILS

4 OF 4

Issue Details

Date / Time

Dec 10, 2025 11:02:00 AM EST

Phase and Tract Name

Feature Fountain 3

Description of Tract

Fountain 3 is one of the four smaller fountains. This one is located on the west of Mirada boulevard. This Fountain includes a small concrete basin and a fountain jet feature. The pump area is located on the west side of the fountain behind it from the road.

Tract Status notes/Action items

No required action items observed during the turnover walk. All aspects of the developer scope has been completed.

Tract Status/Action Item Photos





Geo Location Of Action Item

11641 June Briar Loop, San Antonio, FL 33576,
USA
latitude: 28.321961094181276 altitude: 0.0
longitude: -82.29901514947414 [[viewMap](#)]

Ready for Conveyance?

YES

With Exception or Turnover Status Notes:

This fountain was noted in good work and condition and the aspects of the developer's scope completed.



Site Report

18423493416

| | |
|--|---|
| Reference Number: 20251230-18423493416 | Form Name: Site Report |
| Submitter Name: Matthew Azriel mazriel@gms-tampa.com | Date Sent on Device: Dec 30, 2025 11:27:21 AM EST |
| Location: 31359 Spanish Msn Rd, San Antonio, FL 33576, USA Dec 30, 2025 11:27:21 AM EST [View Map] | |

NEW PAGE

District Status Review

| | |
|--------------------------|---------------------------|
| District | Mirada CDD |
| Site Inspected By | Matt Azriel Field Manager |

Issue Details

| | |
|---------------|---------|
| ISSUE DETAILS | 1 OF 12 |
|---------------|---------|

Issue Details

| | |
|--------------------|--|
| Date / Time | Dec 30, 2025 10:42:00 AM EST |
| Assignment | Mirada |
| GeoLocation | 31032 Mirada Blvd, San Antonio, FL 33576, USA latitude: 28.324632622430595 altitude: 30.164555 longitude: -82.29901849389722 [viewMap] |

Action Item Picture



Action Item Description
Request Vendor Proposal

Mirada CDD
No

ISSUE DETAILS

2 OF 12

Issue Details

Date / Time

Dec 30, 2025 8:33:00 AM EST

Assignment

STANTEC

GeoLocation

11060 Laxer Cay Loop, Zephyrhills, FL 33545,
USA
latitude: 28.318246869398397 altitude: 37.039505
longitude: -82.3054779008588 [[viewMap](#)]

Action Item Picture



Action Item Description

Sent follow up email to STANTEC for update.
Laxer Cay Loop and Penny Gale. UES does have
information for the next board meeting for coring.

Request Vendor Proposal

No

ISSUE DETAILS

3 OF 12

Issue Details

Date / Time Dec 30, 2025 8:33:00 AM EST
Assignment Finn Outdoor
GeoLocation 10943 Tally Fawn Loop, San Antonio, FL 33576, USA
 latitude: 28.317168639286834 altitude: 37.43259
 longitude: -82.3031240242853 [[viewMap](#)]

Action Item Picture



Action Item Description Tally Fawn Pond 27- Finn Outdoor performed work on pond. Pond is currently holding water
Request Vendor Proposal No

ISSUE DETAILS

4 OF 12

Issue Details

Date / Time Dec 30, 2025 8:48:00 AM EST
Assignment June Briar Mailboxes
GeoLocation 11409 June Briar Loop, San Antonio, FL 33576, USA
 latitude: 28.322976043958853 altitude: 33.31683
 longitude: -82.30182211473874 [[viewMap](#)]

Action Item Picture



Action Item Description

June Briar Loop Mailboxes. Repairs have been initiated with vendor by Clayton. We have confirmed that postal will not be stopping any type of mail service.

Request Vendor Proposal

No

ISSUE DETAILS

5 OF 12

Issue Details

Date / Time

Dec 30, 2025 9:01:00 AM EST

Assignment

Landscaper

GeoLocation

31883 Sunshine Barley Ln, Wesley Chapel, FL 33545, USA

latitude: 28.302569866666666 altitude: 40.7
longitude: -82.28880601666667 [[viewMap](#)]

Action Item Picture





Action Item Description

Cardinal Landscape-Site Mulching
Mulching has been completed on Mirada Boulevard, Setter Palm Road, Kenton Road, CDD areas along the entrance to Rider Creek Blvd, all areas of CDD property owned along Teak Follows Boulevard, Mango Fade Way tree rings completed

Request Vendor Proposal

No

ISSUE DETAILS

6 OF 12

Issue Details

Date / Time

Dec 30, 2025 10:42:00 AM EST

Assignment

Landscaper

GeoLocation

31182 Mirada Blvd, San Antonio, FL 33576, USA
latitude: 28.318825186484723 altitude: 34.819405
longitude: -82.29765861433776 [[viewMap](#)]

Action Item Picture



| | |
|--------------------------------|--|
| Action Item Description | Kind of landscaping has completed the site mulching. All areas look to be done to the scope of work. |
| Request Vendor Proposal | No |

ISSUE DETAILS

7 OF 12

Issue Details

Date / Time

Dec 30, 2025 9:32:00 AM EST

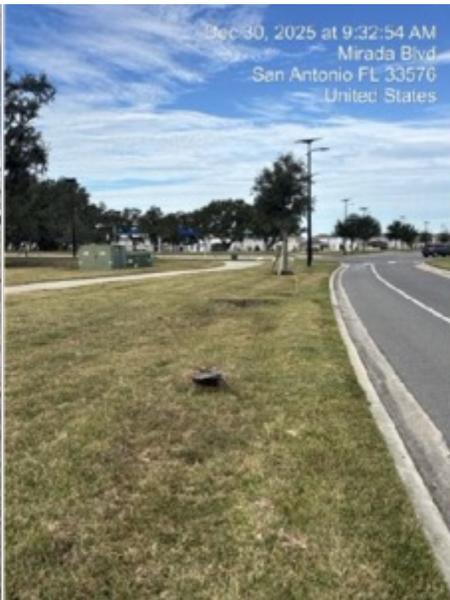
Assignment

Tampa Maintenance

GeoLocation

31480 Mirada Blvd, San Antonio, FL 33576, USA
latitude: 28.314460578782022 altitude: 36.136284
longitude: -82.29549364309243 [[viewMap](#)]

Action Item Picture



Action Item Description

Car accident area of damage. Between Kenton Road and Ryder Creek Boulevard on Mirada Boulevard. Two trees damaged and uprooted street pole is damaged and missing multiple areas of turf damaged 13 complete sections of fencing have been damaged. We are reaching out to fence outlet for pricing and availability for these sections of fencing.

Request Vendor Proposal

No

ISSUE DETAILS

8 OF 12

Issue Details

Date / Time

Dec 30, 2025 10:04:00 AM EST

Assignment

Landscaper

GeoLocation

32034 Mirada Blvd, San Antonio, FL 33576, USA
latitude: 28.31404742607863 altitude: 34.30183
longitude: -82.28756120748028 [[viewMap](#)]

Action Item Picture



Action Item Description

Landscape overall is adequate. Grasses are being mowed.

Request Vendor Proposal

No

ISSUE DETAILS

9 OF 12

Issue Details

Date / Time

Dec 30, 2025 10:04:00 AM EST

Assignment

Aquatics Vendor

GeoLocation

10809 Teak Follow Blvd, San Antonio, FL 33576, USA
latitude: 28.313713449100742 altitude: 34.77238
longitude: -82.28786741750976 [[viewMap](#)]

Action Item Picture



Action Item Description

Aquatics overall. Ponds looked to be maintained well no signs of any overgrown grasses.

Request Vendor Proposal

No

ISSUE DETAILS

10 OF 12

Issue Details

Date / Time

Dec 30, 2025 10:42:00 AM EST

Assignment

Feature Fountain 1

GeoLocation

31032 Mirada Blvd, San Antonio, FL 33576, USA
latitude: 28.324516518744918 altitude: 31.482782
longitude: -82.29893597904665 [[viewMap](#)]

Action Item Picture



Action Item Description

Active leak at fountain number one is still pouring out. They have created a trench to allow the water to drain into the pond. this would have to be addressed prior to turning this over to the CDD.

Request Vendor Proposal

No

ISSUE DETAILS

11 OF 12

Issue Details

Date / Time

Dec 30, 2025 10:42:00 AM EST

Assignment

Tampa Maintenance

GeoLocation

31032 Mirada Blvd, San Antonio, FL 33576, USA
latitude: 28.324500454303642 altitude: 28.898436
longitude: -82.29895486138095 [[viewMap](#)]

Action Item Picture



Action Item Description

Work order has been created to have GMS staff remove all damaged privacy barriers around fountain pump stations.

Request Vendor Proposal

No

ISSUE DETAILS

12 OF 12

Issue Details

Date / Time

Dec 30, 2025 10:42:00 AM EST

Assignment

Tampa Maintenance

GeoLocation

31149 Mirada Blvd, San Antonio, FL 33576, USA
latitude: 28.32156066006134 altitude: 32.970406
longitude: -82.29820505263892 [[viewMap](#)]

Action Item Picture





Action Item Description

GMS field staff is working on proposals to add benches and trash cans at gazebo sitting area between fountains. Also refurbishing and repainting the gazebo. Should have this ready by the following board meeting

Request Vendor Proposal

No

COST OF SERVICES

MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee.

See Exhibits "A" and "B"

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.





EXHIBIT "A" – DISTRICT MANAGEMENT FEE SCHEDULE

| GMS Services Descriptions | FY '26 Adopted Budget | GMS Fees |
|--|-----------------------|-----------------|
| Management, Administrative, Financial and Revenue Collection, and Accounting Services <ul style="list-style-type: none"> Annual Fee paid in equal monthly payments (plus, reimbursable expenses) Our Agreement contemplates up to 6 meetings per year up to 3 hours in duration | \$51,446 | \$51,000 |
| Annual Assessment Administration <ul style="list-style-type: none"> (Beginning with the first assessment to individual unit owners, direct assessment, or utilizing tax collector) | \$6,000 | \$6,000 |
| Dissemination Agent Services <ul style="list-style-type: none"> \$5,000 Annual Fee for 1st Bond Issuance (\$2,500 for each additional series of Bonds) | \$5,000 | \$5,000 |
| The GMS Proposal Compared To The Proposed Fiscal Year '26 Budget For The South Bay Community Development District | \$62,446 | \$62,000 |

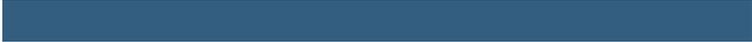


EXHIBIT "B" – MISCELLANEOUS FEES SCHEDULE

| Item | Cost |
|--|--|
| Agenda Package Hardcopy (if Applicable) | \$2.50 per regular Agenda Mtg. |
| Copy | \$0.15 / black and white page |
| Binders, Envelopes, Storage Boxes, and other Office Supplies | Actual Cost |
| USPS / FedEx / UPS / Conference Calls | Actual Cost |
| Offsite Physical Records Storage and Archival | \$50.00/Month |
| Extended or Extra Board Meetings <ul style="list-style-type: none"> • Any extra meeting(s) or meeting duration exceeding a three-hour duration may be charged a meeting overage fee rounded up to the nearest full hour. | \$2,000/Meeting \$ 250/Hour |
| Additional Services Available: | Cost |
| Other Services ** <ul style="list-style-type: none"> ▪ New Bond Issuance Cost (per bond issue) • Refinance Bond Issuance Cost (per bond issue) • Debt Service Assessment Methodology Preparation • SERC Preparation & Assistance with Petition • Prepaid Estoppel Letter - One Lot • Prepaid Estoppel Letter - Multiple Lots • Prepaid Estoppel Letter - Partial Payoffs • Annual Construction Accounting Fee (while active) • Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.) | \$ 25,000 \$ 15,000 \$ 20,000 \$ 5,000 \$ 100 \$ 250 \$ 500 \$ 5,000 \$ 3,500 |
| Other Requested Administrative Services As Requested By Bondholders, Dissemination Agent, District Counsel, or Boards of Supervisors <ul style="list-style-type: none"> • District Manager • District Accountant • District Administration • Field Operations Manager | \$ 175/Hour \$ 125/Hour \$ 80/Hour \$ 85/Hour |
| Field Management Services <ul style="list-style-type: none"> • Annual Fee paid in equal monthly payments (plus, reimbursable expenses) • Monthly On-Site Inspections Vendor Coordination <ul style="list-style-type: none"> • Two (2) Visits per Month on Average | Available Service \$ TBD |
| Facility Maintenance and Repair Services. <ul style="list-style-type: none"> ▪ GMS has a comprehensive on-site and insured maintenance service for small to medium size projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager | \$55.00/Hour + Expenses |

Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Supervisors for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.

RFP QUESTIONNAIRE SECTION II



SELECTION PROCEDURES & AFFIRMATION OF RFP GUIDANCE

- GMS looks forward to the opportunity to present and discuss our proposed services with the Board of Supervisors at the February 11, 2026, meeting. We will be prepared to walk through our management model, fee schedule, and implementation approach in detail, and to respond thoroughly to any questions or direction from the Board regarding the South Bay Community Development District.

RISK MANAGEMENT REQUIREMENTS

ACORD **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 02/04/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Zelen Risk Solutions, Inc.
7964 Devoe Street
Jacksonville FL 32220

CONTACT NAME: Holly Howe
PHONE (Ac. No. Ext.): (904) 262-8080
FAX (Ac. No.): (904) 262-1444
EMAIL ADDRESS: holly@zelenrisk.com

INSURER(S) AFFORDING COVERAGE

INSURER A: Northfield Insurance Company
INSURER B: Hiscox Insurance Company
INSURER C: RetailFirst Insurance Company
INSURER D:
INSURER E:
INSURER F:

INSURED
Governmental Management Services-Tampa, LLC
1001 Bradford Way
Kingston TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR. LTR. | TYPE OF INSURANCE | ADDL. SUBR. (INSR./WVD) | POLICY NUMBER | POLICY EFF. (MM/DD/YYYY) | POLICY EXP. (MM/DD/YYYY) | LIMITS |
|--|--|-------------------------|---------------|--------------------------|--------------------------|---|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | WS644121 | 02/27/2025 | 02/27/2026 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG. \$ 2,000,000 |
| GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER: | | | | | | |
| AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> PROPERTY DAMAGE (Per accident) \$ <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB | | | | | | |
| WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> YES, describe under DESCRIPTION OF OPERATIONS below <input type="checkbox"/> Y/N N/A 0520-59463 09/01/2025 09/01/2026 E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 Each Claim \$1,000,000 Aggregate \$2,000,000 | | | | | | |
| B Professional MPL4245121.25 09/05/2025 09/05/2026 Each Claim \$1,000,000 Aggregate \$2,000,000 | | | | | | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.

CERTIFICATE HOLDER South Bay CDD
4530 Eagle Place Falls
Tampa, FL 33619

CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE: *Nicky M. Zelen*

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ACORD **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 02/04/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
State Farm
330 A1A N Suite 324
Portie Vedra, FL 32082

CONTACT NAME: Stephanie Marciani
PHONE (Ac. No. Ext.): 904-425-4054
FAX (Ac. No.): 904-425-4049
EMAIL ADDRESS: Stephanie@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE

INSURER A: State Farm Mutual Automobile Insurance Company
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

INSURED
Governmental Management Services Tampa, LLC
1001 Bradford Way
Kingston, TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR. LTR. | TYPE OF INSURANCE | ADDL. SUBR. (INSR./WVD) | POLICY NUMBER | POLICY EFF. (MM/DD/YYYY) | POLICY EXP. (MM/DD/YYYY) | LIMITS |
|---|--|-------------------------|---------------|--------------------------|--------------------------|---|
| | <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR | | | | | EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (EA occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG. \$ |
| GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER: | | | | | | |
| AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE | | | | | | |
| WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> YES, describe under DESCRIPTION OF OPERATIONS below <input type="checkbox"/> Y/N N/A K09 8506-D15-59B 10/15/2025 04/15/2026 COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 EACH OCCURRENCE \$ AGGREGATE \$ PER STATUTE OTH-ER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ | | | | | | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The South Bay Community Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is additional insured with regard to Auto Liability. The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle. Waiver of Subrogation under the Liability Coverage and Property Damage Coverage. If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page.

CERTIFICATE HOLDER South Bay Community Development District
4530 Eagle Falls Place
Tampa, FL 33619

CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE: *Stephanie Marciani*

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Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District on an annual basis.

HIRING PRACTICE REQUIREMENTS

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Kelly Adams, as Director of Human Resources, on behalf of Governmental Management Services - Tampa, LLC (the "Manager"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Manager.
2. The Manager does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Manager does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.



Manager: Governmental Management Services - Tampa, LLC

By: Kelly Adams

Name:

Title Director of Human Resources:

Date: 12/6/2024

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF Roane

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by Amanda Jones, as _____, of _____, who is personally known to me or who produced _____ as identification this 6 day of December, 2024

(Notary Seal)

Amanda Jones
Notary Public

RFP QUESTIONNAIRE SECTION III

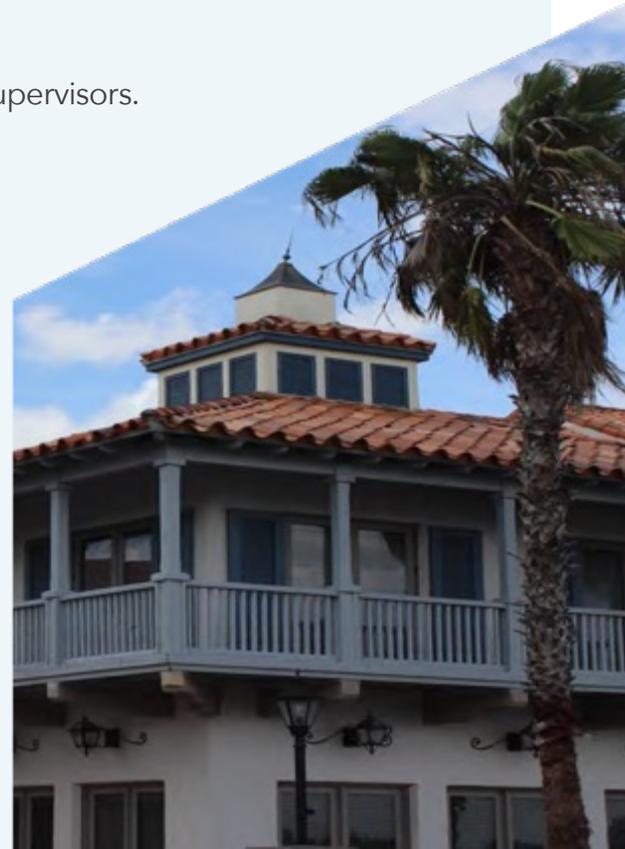


DISTRICT MANAGEMENT SERVICES

DISTRICT MANAGEMENT SERVICES

THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Attend, record, and conduct all regularly scheduled Board of Supervisors Meetings including landowners' meetings, continued meetings, and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure the District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with the Board of Supervisors and Staff to respond to the various needs of the District and Community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve the annual budget, the annual audit, and monthly disbursements.
- Review annual insurance policy with the District so that it maintains proper insurance coverage.



EDUCATION

Ohio University, 1988,
Bachelor of Science,
Major: Accounting

EXPERIENCE

38+ Years

- President and Founder – GMS Organization
- Corporate Operations & District Management

DARRIN MOSSING

PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from Ohio University with a Bachelor’s degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for the Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 275 CDDs, Homeowners Association, and other Special Taxing Districts across the State of Florida.

JASON GREENWOOD

MANAGING PARTNER

Jason Greenwood provides management services to CDDs and property owners associations throughout the State of Florida. Mr. Greenwood has been committed to GMS since 2017, is a licensed Community Association Manager, and operates out of the Tampa, Florida office. Mr. Greenwood has BA degrees in Business and Finance with a minor in Marketing from Ashford University in Clinton, Iowa, and an MBA in Business Administration, specialization in Finance, from Lynn University in Boca Raton, Florida.

EDUCATION

B.A., Business, Finance,
Marketing minor,
Ashford University
MBA, specialization in
Finance, Lynn University

EXPERIENCE

9+ Years

- District Management
- Assessment Roll Administration

BRIAN YOUNG

DISTRICT MANAGER

Brian Young currently serves as a District Manager for GMS, bringing 5+ years of experience with the organization and 15+ in various leadership capacities. Most recently, he was the GMS Director of Amenity Management, where he oversaw all aspects of community amenity operations and resident engagement. Brian is known for his collaborative approach and consistent leadership supporting CDDs throughout Florida. Brian was educated at Jackson College, Jackson, Michigan.

ACCOUNTING SERVICES

Alexandra Wolfe manages the accounting and financial reporting for our clients. She is a Certified Public Accountant with over 15 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Wolfe’s experience includes financial statement preparation, payroll, budget preparation, preparation of annual audit reports, statutory and bond compliance. She has a Bachelor of Business Administration Degree in International Business from George Washington University. Ms. Wolfe also has experience as an auditor completing annual reports required for CDDs.

EDUCATION

B.S. in Information Management, Masters in Business Management and Accounting

EXPERIENCE

13+ Years
• Accounting
• Financial Reporting

EDUCATION

B.A. in International Business, George Washington University

EXPERIENCE

21+ Years, CPA
• Accounting
• Financial Reporting

Hannah Henry has over 13 years of experience managing the accounting and financial reporting for our clients. Ms. Henry serves as District Accountant to 12+ CDDs and Homeowner Associations. She has a Bachelors Degree from the University of Tennessee with Information Management and has a Masters Degree from King University in Business Management and Accounting.

THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:

- Establish Governmental Fund Accounting System per the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income statement(s) with budget to actual variances.
- Prepare accounts payable and present them to the Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit the proposed budget to local governing authorities 60 days before adoption.
- Prepare year-end adjusting journal entries in preparation for the annual audit by an Independent Certified Public Accounting Firm.
- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
 - Complete annual financial audit report within 9 months after the fiscal year end.
 - Circulate annual financial audit report and annual financial report to appropriate governmental agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers’ compensation, etc.

ADMINISTRATIVE SERVICES

Amanda Ferguson leads our recording administration department. Amanda prepares agenda packages, meeting notices, public records administration, statutory compliance, and various other required administrative services. She is an Administration Management Professional, who has been committed to GMS since its establishment in 2004. Mrs. Ferguson has performed various functions in her 20+ years with GMS; including amenity center management at premier North Florida communities, contract compliance, managing programs and special events, lifeguard management, and transcription of board meetings. Mrs. Ferguson currently provides transcription and administrative services to 20 Community Development Districts in the Tampa Bay, Central Florida, and Southwest Florida Regions. **Nicole Viverito** joined the GMS organization in 2022 as a CDD Recording Administrator; she is known for her compliance discipline and customer service orientation.

THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors’ Meeting.
- Provide minutes for all Board of Supervisors’ Meetings, including landowners' meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to :
 - Publish and circulate the annual meeting notice.
 - Report annually the number of registered voters in the District by June 1 of each year.
 - Maintain “Record of Proceedings” for the District within the County that the District is located which includes meeting minutes, agreements, resolutions, and other required records.
 - Transmit Registered Agent information to Florida Commerce and local governing authorities.
 - File Ordinance or Rule establishing the District to Florida Commerce.



ASSESSMENT ROLL CERTIFICATIONS & ADMINISTRATION

Darrin Mossing Jr, Michael Cortese, and Leah Popelka perform our assessment administration services for the Tampa, Central, and North Florida Divisions.

Our GMS Services Include:

- Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off-tax roll parcels/lots.
- Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary
- Issue estoppel letters as needed for property transfers.
- Maintain the District's Lien Book, which records the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties.



OPERATIONS MANAGEMENT SERVICES

GMS provides operations/field management services to 80+ Districts throughout Florida under the direction of **Clayton Smith**. He has a deep, and lengthy family history connected to CDD management, and has owned and operated his own maintenance company in the Central Florida area which carried out various undertakings, primarily for CDDs. He is a proud alumnus of the Florida State University. **Mick Sheppard** is our Operations Maintenance Manager, overseeing maintenance projects and providing maintenance services. Mick is equipped and capable of handling almost all CDD maintenance needs and specializes in maintenance projects specific to CDDs. Mick has a lengthy background in various maintenance services including but not limited to plumbing, HVAC repair, grounds maintenance, and property maintenance.

PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase
- We can also develop landscaping RFPs as requested at an additional hourly or flat rate fee.

FACILITY REPAIR & MAINTENANCE SERVICES

GMS has an in-house Facility repairs and maintenance department providing fully insured maintenance services in Tampa, Central Florida, and North Florida territories. Small to medium-size maintenance requests are coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors.

AMENITY MANAGEMENT & LIFESTYLE PROGRAMMING

Kaylee Santana is the Assistant Director of Amenity Management in Tampa. Kaylee brings over five years of experience in Amenity Management and has proudly served as Assistant Director for the past two years. She holds a Bachelor's degree in Health Administration and Management from DeVry University. As the Training Manager for the Amenities Department at GMS-Tampa, Kaylee plays a key role in developing team members and ensuring operational excellence across multiple communities. Her strong foundation in CDD operations and proven leadership skills enable her to effectively guide and support a large, dynamic team.

Dreama Long is the Assistant Director of Amenity Management in Tampa. Dreama has a wealth of leadership and operational experience at GMS-Tampa. Before entering the field of amenity management, Dreama dedicated over 20 years to law enforcement in Norfolk, Virginia, with specialized expertise in narcotics, homicide, and hostage negotiation. After retiring from law enforcement, Dreama relocated to Florida and discovered a new passion in property management. She served as Chairman of her CDD Board for several years, gaining valuable insight into community operations and governance. Today, as Assistant Director of Amenity Services, Dreama applies her extensive leadership experience and problem-solving skills to guide the Amenities Department. She is committed to fostering a healthy, collaborative work environment and ensuring exceptional service across all communities.



GMS has significant experience with highly amenitized CDD communities and is flexible regarding the approach taken to staffing, managing, and operating amenities. We typically see one of three approaches taken to amenity management:

- 1) District contracts with GMS for operations
- 2) District contracts with a third-party company for operations
- 3) District directly employs staff for operations

UNDER THE FIRST APPROACH, THE FOLLOWING SERVICES ARE TYPICALLY PROVIDED BY GMS TO ENSURE A FIRST CLASS, AMENITY CENTERED COMMUNITY:

- Recruit, hire, train, and monitor Clubhouse and Facilities staff.
- Assume responsibility to manage a vibrant schedule of activities, events and lifestyle programming. GMS is structured to take a regional approach to serving its clients, but this structure does not preclude us from assigning the most talented and qualified individuals, regardless of their location, to appropriate roles.
- Communicate lifestyle opportunities and residential services information to owners and potential residents.
- Promote voluntary compliance with District rules, regulations and policies by communicating with residents.
- Maintain excellent level of customer service.
- Monitor the use of the amenities including resident barcode passes, security cameras, and other means of safeguarding the District.
- Maintain excellent level of customer service.
- Coordinate with vendors, contractors, internal and external stakeholders to ensure smooth operations of day to day and special activities.
- Maintain all relevant records of incidents, inspections, revenue, and other information as required by the District.
- Assist with budget preparation and reports, policy recommendations and enforcement, safety and/or security recommendations, collection of rental fees, maintaining records as needed.

Under the second and third approach, although the above services would not be provided directly by GMS, we would work to ensure that the contractor or direct employees were performing these and other necessary services.



SAMPLE SPECIAL EVENTS

Social events are for all residents and open to the public, and a critical component to the success of the community. Below are some examples of events currently provided at other communities that GMS has previously assisted in staffing.

SUMMER CAMP

Each week features an array of art activities, sports, games and a field trip. Campers are provided a t-shirt, daily snacks and extended care. A similar camp can also be provided during Spring Break.

FALL FESTIVAL

A fall celebration featuring hayrides, craft tables, carnival games, contests, bounce houses and other activities.

WINTER CELEBRATION

A holiday celebration including pictures with Santa, trolley rides, holiday decorations, cookies, hot chocolate and coffee.

KIDS NIGHT OUT/TEEN SCENE

DJ, games, food, drinks and more to entertain kids & teens.

ICE CREAM SOCIAL

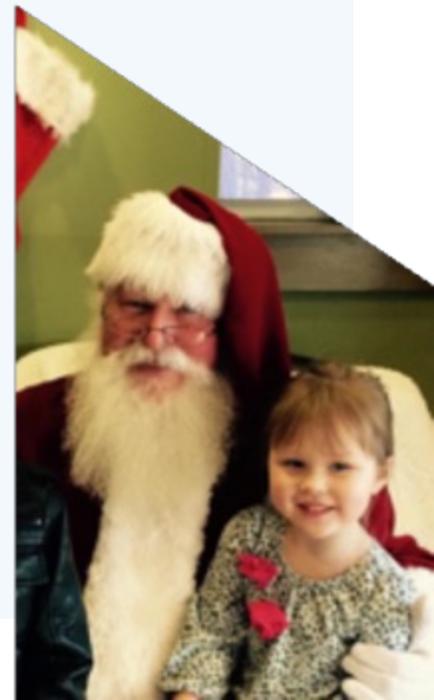
Ice cream and beverages with contests, raffles and games.

SPRING FLING

An Easter egg hunt, pictures with the Easter bunny and a petting zoo. Bounce house, dunk tank, etc. can also be provided.

DIVE-IN MOVIE

View a movie by the pool with snacks and beverages while you enjoy the show.



RFP QUESTIONNAIRE SECTION IV



EXPERIENCE QUESTIONNAIRE

EXPERIENCE

QUESTIONNAIRE:

A. Name and address of Applicant, and name of the individual designated by the Applicant to serve as District Manager (as required by Section I. E.2 of this Request).

Applicant Name:

- Governmental Management Services-Tampa, LLC

Applicant Address:

- 4530 Eagle Falls Place, Tampa, Florida 33619

Designated District Manager:

- Brian Young, supported by Managing Partner, Jason Greenwood

B. If the Applicant is a corporation or other business entity, please provide the following information:

1. Date of incorporation or other establishment.

- April 13, 2015

2. State of incorporation or other establishment.

- Florida

3. Names and titles of officers, partners, or other principals of the Applicant.

- Darrin Mossing, GMS President, Founder, and Corporate Manager
- Jason Greenwood, Managing Partner

4. All prior business names of the Applicant, and the dates of operation under prior business names.

- None. The Applicant has operated as Governmental Management Services-Tampa, LLC since its establishment.

5. The names and addresses of all subsidiary or affiliated companies in which the Applicant's principals have a financial interest.

- Governmental Management Services family of companies serving Community Development Districts and other special taxing districts throughout Florida (complete listing available upon request).

6. Number of full-time personnel within the Applicant's organization, listed by job type or description.

- More than 270 full-time and part-time personnel across district management, accounting and financial reporting, assessment administration, administrative and recording services, amenity management, and field operations/maintenance.

EXPERIENCE

QUESTIONNAIRE:

C. List all units of government for which the individual designated by the Applicant to serve as District Manager (as required by Section I. E.2 of this Request) has provided professional administrative or management services, including for each identified unit:

1. The name of the unit of government.
2. The title held.

Brian Young is the District Manager for the following GMS-Tampa clients:

1. Asturia Community Development District - District Manager.
2. Ballentrae Community Development District - District Manager.
3. Wynnmere West Community Development District - District Manager.
4. Zephyr Ridge Community Development District - District Manager.
5. Ventana Community Development District - District Manager.

Applicant Address:

- 4530 Eagle Falls Place, Tampa, Florida 33619

Designated District Manager:

- Brian Young, supported by Managing Partner, Jason Greenwood

D. If the Applicant is a corporation or other business entity, list all other units of government, not listed in response to Section IV. C above, for which the Applicant has provided professional administrative or management services, including for each identified unit:

1. The name of the unit of government.
2. The title held.
3. The name of the individual providing such services.
4. The individual current affiliation with the Applicant.

- Please refer to Table 2.1 "District Management & Client Management Experience Summary" for a comprehensive listing of all Community Development Districts and other governmental units for which GMS provides professional administrative and management services.
- Each listing identifies the unit of government and the services provided
- Professional References , with references set forth on the page immediately preceding Table 2.1.

REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals who are pleased to serve as our references:

Glenn Roberts

Chair, Dupree Lakes CDD
22598 Cherokee Rose Place
Land O'Lakes, FL 34639
(502) 741-8013
seat4@dupreelakescdd.org

John Ford

Chair, Mirada CDD
31656 Cabana Rye Avenue
San Antonio, FL 33576
(516) 749-2322
johninmirada@gmail.com

Kristen Brooks

Chair, Belmont CDD
10109 Count Fleet Drive
Ruskin, FL 33573
(404) 723-1245
boardmember5@belmontcdd.com

Susan Coppa

Chair, Asturia CDD
2220 Secret Cove
Odessa, FL 33556
(760) 481-8344
susancoppa@asturiacdd.org

Paul Cilia

Chair, Forest Brooke CDD
5019 Grist Mill Court
Wimauma, FL 33598
(813) 419-8115
seat3@forestbrookecdd.org

Juan Carlos Reyes

Chair, Ventana CDD
10906 Sage Canyon Drive
Riverview, FL 33578
(813) 546-8493
ventanacddboard.seat3@gmail.com

GOVERNMENTAL MANAGEMENT SERVICES

Table 2-1. District Management & Client Management Experience Summary

| GMS Client # | GMS Client Name As of 2026-01-05 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 1 | Aberdeen | St. Johns | ✓ | ✓ | ✓ | | |
| 2 | Acacia Grove | Miami-Dade | ✓ | ✓ | ✓ | | |
| 3 | Academical Village | Broward | ✓ | ✓ | ✓ | | ✓ |
| 4 | Acree | Duval | ✓ | ✓ | ✓ | | |
| 5 | Amelia Concourse | Nassau | ✓ | ✓ | ✓ | | ✓ |
| 6 | Amelia Walk | Nassau | ✓ | ✓ | ✓ | | ✓ |
| 7 | Anabelle Island | Clay | ✓ | ✓ | ✓ | | ✓ |
| 8 | Armstrong | Clay | ✓ | ✓ | ✓ | | |
| 9 | Astonia | Polk | ✓ | ✓ | ✓ | | ✓ |
| 10 | Asturia | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 11 | Auburn Lakes | Brevard | ✓ | ✓ | ✓ | | |
| 12 | Bahia Mar | Broward | ✓ | ✓ | ✓ | | |
| 13 | Ballentrae Hillsborough | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 14 | Bannon Lakes | St. Johns | ✓ | ✓ | ✓ | | |
| 15 | Banyan Drive Security Guard Spec | Miami-Dade | ✓ | ✓ | | | |
| 16 | Bartram Park | Duval | ✓ | ✓ | ✓ | | |
| 17 | Bartram Springs | Duval | ✓ | ✓ | ✓ | | ✓ |
| 18 | Bauer Drive | Miami-Dade | ✓ | ✓ | ✓ | | |
| 19 | Bay Laurel Center | Marion | ✓ | ✓ | ✓ | ✓ | |
| 20 | Baytree | Brevard | ✓ | ✓ | ✓ | | ✓ |
| 21 | Baywinds | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 22 | Beacon Tradeport | Miami-Dade | ✓ | ✓ | ✓ | | |
| 23 | Bella Collina | Lake | ✓ | ✓ | ✓ | ✓ | ✓ |
| 24 | Bella Tara | Osceola | ✓ | ✓ | ✓ | | |
| 25 | Bellagio | Miami-Dade | ✓ | ✓ | ✓ | | |
| 26 | Belmont | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 27 | Bent Creek | St. Lucie | ✓ | ✓ | ✓ | | |
| 28 | Biscayne Drive Estates | Miami-Dade | ✓ | ✓ | ✓ | | |
| 29 | Bonita Village | Lee | ✓ | ✓ | ✓ | | |
| 30 | Bonnet Creek | Orange | ✓ | ✓ | ✓ | | ✓ |
| 31 | Botaniko | Broward | ✓ | ✓ | ✓ | | |
| 32 | Bradbury | Polk | ✓ | ✓ | ✓ | | ✓ |
| 33 | Brandy Creek | St. Johns | ✓ | ✓ | ✓ | | |
| 34 | Bridgewalk | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 35 | Bridgewater | Polk | ✓ | ✓ | ✓ | | ✓ |
| 36 | By-The-Sea Security Guard Specia | Miami-Dade | ✓ | ✓ | | | |
| 37 | Campo Bello | Miami-Dade | ✓ | ✓ | ✓ | | |
| 38 | Candler Hills East | Marion | ✓ | ✓ | ✓ | | |
| 39 | Canopy | Leon | ✓ | ✓ | ✓ | | ✓ |
| 40 | Capital Region | Leon | ✓ | ✓ | ✓ | | |
| 41 | Central Lake | Lake | ✓ | ✓ | ✓ | ✓ | |
| 42 | Centre Lake | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 43 | ChampionsGate | Osceola | ✓ | ✓ | ✓ | | |
| 44 | ChampionsGate Condominium Pre | Osceola | ✓ | ✓ | ✓ | | |
| 45 | ChampionsGate Villas Building 1 C | Osceola | ✓ | ✓ | ✓ | | |

CLIENT LISTING



GOVERNMENTAL MANAGEMENT SERVICES

| GMS Client # | GMS Client Name As of 2026-01-05 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 46 | Chapel Creek | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 47 | Cheswick South | Clay | ✓ | ✓ | ✓ | | |
| 48 | City of Coral Gables** | Miami-Dade | ✓ | ✓ | | | |
| 49 | Coastal Ridge | Duval | ✓ | ✓ | ✓ | | |
| 50 | Coconut Cay | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 51 | Cocoplum Lights | Miami-Dade | ✓ | ✓ | | | |
| 52 | Cocoplum Security Roving Special | Miami-Dade | ✓ | ✓ | | | |
| 53 | Copper Creek | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 54 | Copper Oaks | Lee | ✓ | ✓ | ✓ | | |
| 55 | Coquina Shores | Flagler | ✓ | ✓ | ✓ | | |
| 56 | Coral Bay | Broward | ✓ | ✓ | ✓ | | ✓ |
| 57 | Coral Keys Homes | Miami-Dade | ✓ | ✓ | ✓ | | |
| 58 | Cordova Palms | St. Johns | ✓ | ✓ | ✓ | | ✓ |
| 59 | Country Greens | Lake | ✓ | ✓ | ✓ | | ✓ |
| 60 | County Road 33 | Polk | ✓ | ✓ | ✓ | | |
| 61 | Creekside | St. Lucie | ✓ | ✓ | ✓ | | |
| 62 | Crossings | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 63 | Crossroads Village Center | Polk | ✓ | ✓ | ✓ | | |
| 64 | Crosswinds East | Polk | ✓ | ✓ | ✓ | | ✓ |
| 65 | Crosswinds West | Polk | ✓ | ✓ | ✓ | | |
| 66 | Crystal Cay | Miami-Dade | ✓ | ✓ | ✓ | | |
| 67 | Cypress Bluff | Duval | ✓ | ✓ | ✓ | | |
| 68 | Cypress Cove | Broward | ✓ | ✓ | ✓ | | ✓ |
| 69 | Cypress Park Estates | Polk | ✓ | ✓ | ✓ | | ✓ |
| 70 | Cypress Ridge | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 71 | Darby | Duval | ✓ | ✓ | ✓ | | ✓ |
| 72 | Davenport Road South | Polk | ✓ | ✓ | ✓ | | ✓ |
| 73 | Davis Reserve | Polk | ✓ | ✓ | ✓ | | ✓ |
| 74 | Deer Island | Lake | ✓ | ✓ | ✓ | | ✓ |
| 75 | Deer Run | Flagler | ✓ | ✓ | ✓ | | ✓ |
| 76 | Dewey Robbins | Lake | ✓ | ✓ | ✓ | | |
| 77 | Double Branch | Clay | ✓ | ✓ | ✓ | | ✓ |
| 78 | Dowden West | Orange | ✓ | ✓ | ✓ | | ✓ |
| 79 | Downtown Doral | Miami-Dade | ✓ | ✓ | ✓ | | |
| 80 | Downtown Doral South | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 81 | Dunes | Flagler | ✓ | ✓ | ✓ | | |
| 82 | Dupree Lakes | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 83 | Durbin Crossings | St. Johns | ✓ | ✓ | ✓ | | |
| 84 | Eagle Hammock | Polk | ✓ | ✓ | ✓ | | ✓ |
| 85 | Eagle Trace | Polk | ✓ | ✓ | ✓ | | |
| 86 | East 547 | Polk | ✓ | ✓ | ✓ | | ✓ |
| 87 | Eden Hills | Polk | ✓ | ✓ | ✓ | | ✓ |
| 88 | Elevation Pointe | Orange | ✓ | ✓ | ✓ | | |
| 89 | Enclave At Black Pointe Marina | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 90 | Epmore | Miami-Dade | ✓ | ✓ | ✓ | | |

CLIENT LISTING



GOVERNMENTAL MANAGEMENT SERVICES

| GMS Client # | GMS Client Name As of 2026-01-05 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|--------------|--|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 91 | Estancia at Wiregrass | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 92 | Eureka Grove | Miami-Dade | ✓ | ✓ | ✓ | | |
| 93 | Falcon Trace | Orange | ✓ | ✓ | ✓ | | ✓ |
| 94 | Forest Brooke | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 95 | Founders Ridge | Lake | ✓ | ✓ | ✓ | | |
| 96 | Fronterra | Collier | ✓ | ✓ | ✓ | | |
| 97 | Gardens at Hammock Beach | Flagler | ✓ | ✓ | ✓ | | |
| 98 | GIR East | Osceola | ✓ | ✓ | ✓ | | |
| 99 | Golden Gem | Lake | ✓ | ✓ | ✓ | | |
| 100 | Grand Oaks | St. Johns | ✓ | ✓ | ✓ | | ✓ |
| 101 | Grande Pines | Orange | ✓ | ✓ | ✓ | | ✓ |
| 102 | Green Corridor | Multiple | ✓ | ✓ | | | |
| 103 | Griffin Lakes | Broward | ✓ | ✓ | ✓ | | ✓ |
| 104 | Hamilton Bluff | Polk | ✓ | ✓ | ✓ | | |
| 105 | Hammock Lake Banyan Dr. Security | Miami-Dade | ✓ | ✓ | | | |
| 106 | Hammock Lakes Security Guard Station | Miami-Dade | ✓ | ✓ | | | |
| 107 | Hammock Oaks Golf and RV Resort | Sumter | ✓ | ✓ | ✓ | | ✓ |
| 108 | Hammock Oaks Harbor Security Guard Station | Miami-Dade | ✓ | ✓ | | | |
| 109 | Hammock Reserve | Polk | ✓ | ✓ | ✓ | | ✓ |
| 110 | Harbor Reserve | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 111 | Hartford Terrace | Polk | ✓ | ✓ | ✓ | | ✓ |
| 112 | Hemingway Point | Broward | ✓ | ✓ | ✓ | | ✓ |
| 113 | Heritage Park | St. Johns | ✓ | ✓ | ✓ | | ✓ |
| 114 | Heron Isles | Nassau | ✓ | ✓ | ✓ | | |
| 115 | Hickory Tree | Osceola | ✓ | ✓ | ✓ | | |
| 116 | Hicks Ditch | Lake | ✓ | ✓ | ✓ | | |
| 117 | Hidden Creek | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 118 | Highland Meadows | Polk | ✓ | ✓ | ✓ | | ✓ |
| 119 | Highland Meadows West | Polk | ✓ | ✓ | ✓ | | ✓ |
| 120 | Holly Hill Road East | Polk | ✓ | ✓ | ✓ | | ✓ |
| 121 | Hollywood Beach 1 | Broward | ✓ | ✓ | ✓ | | |
| 122 | Horseshoe Creek | Polk | ✓ | ✓ | ✓ | | |
| 123 | Hunt Club Grove | Polk | ✓ | ✓ | ✓ | | ✓ |
| 124 | Indigo | Volusia | ✓ | ✓ | ✓ | | |
| 125 | Indigo East | Marion | ✓ | ✓ | ✓ | | |
| 126 | Islands of Doral III | Miami-Dade | ✓ | ✓ | ✓ | | |
| 127 | Isle of Bartram Park | St. Johns | ✓ | ✓ | ✓ | | |
| 128 | Jennings Farms HOA | Clay | ✓ | | | | |
| 129 | Kepler Road | Volusia | ✓ | ✓ | ✓ | | |
| 130 | Kingman Gate | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 131 | Kings Bay Security Guard Station | Miami-Dade | ✓ | ✓ | | | |
| 132 | Knightsbridge | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 133 | Lake Ashton | Polk | ✓ | ✓ | ✓ | | |
| 134 | Lake Ashton II | Polk | ✓ | ✓ | ✓ | | |
| 135 | Lake Deer | Polk | ✓ | ✓ | ✓ | | ✓ |

CLIENT LISTING



GOVERNMENTAL MANAGEMENT SERVICES

| GMS Client # | GMS Client Name As of 2026-01-05 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 136 | Lake Emma | Lake | ✓ | ✓ | ✓ | | ✓ |
| 137 | Lake Harris | Lake | ✓ | ✓ | ✓ | | ✓ |
| 138 | Lake Lizzie | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 139 | Lake Mattie Preserve | Polk | ✓ | ✓ | ✓ | | |
| 140 | Lakehaven | Lake | ✓ | ✓ | ✓ | | ✓ |
| 141 | Lakes by the Bay South | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 142 | LakeShore Ranch | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 143 | Lakeside Plantation | Sarasota | ✓ | ✓ | ✓ | | |
| 144 | Landings | Flagler | ✓ | ✓ | ✓ | | |
| 145 | Landings At Miami Beach | Miami-Dade | ✓ | ✓ | ✓ | | |
| 146 | Lawson Dunes | Polk | ✓ | ✓ | ✓ | | ✓ |
| 147 | Live Oak Lake | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 148 | Lucaya | Lee | ✓ | ✓ | ✓ | | |
| 149 | Lucerne Park | Polk | ✓ | ✓ | ✓ | | ✓ |
| 150 | Mainstreet at Coconut Creek | Miami-Dade | ✓ | ✓ | ✓ | | |
| 151 | Majorca Isles | Miami-Dade | ✓ | ✓ | ✓ | | |
| 152 | Mayfair | Brevard | ✓ | ✓ | ✓ | | |
| 153 | McJunkin At Parkland | Broward | ✓ | ✓ | ✓ | | |
| 154 | Meadowview At Twin Creeks | St. Johns | ✓ | ✓ | ✓ | | |
| 155 | Mediterranea | Palm Beach | ✓ | ✓ | ✓ | | |
| 156 | Metropica | Broward | ✓ | ✓ | ✓ | | |
| 157 | Middle Village | Clay | ✓ | ✓ | ✓ | | |
| 158 | Mirada (Lee) | Lee | ✓ | ✓ | ✓ | | |
| 159 | Mirada (Pasco) | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 160 | Narcoossee | Orange | ✓ | ✓ | ✓ | | ✓ |
| 161 | Newton Road | Miami-Dade | ✓ | ✓ | ✓ | | |
| 162 | North Boulevard | Polk | ✓ | ✓ | ✓ | | ✓ |
| 163 | North Dade | Miami-Dade | ✓ | ✓ | ✓ | | |
| 164 | North Powerline Road | Polk | ✓ | ✓ | ✓ | | ✓ |
| 165 | Northern Riverwalk | Palm Beach | ✓ | ✓ | ✓ | | |
| 166 | Oakridge | Broward | ✓ | ✓ | ✓ | | |
| 167 | Ocean Gate | Miami-Dade | ✓ | ✓ | ✓ | | |
| 168 | Old Cutler Bay Security Guard Spe | Miami-Dade | ✓ | ✓ | | | |
| 169 | Old Hickory | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 170 | Orchid Grove | Broward | ✓ | ✓ | ✓ | | ✓ |
| 171 | Osceola Chain of Lakes | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 172 | OTC | Duval | ✓ | ✓ | ✓ | | |
| 173 | Palm Coast Park | Flagler | ✓ | ✓ | ✓ | | |
| 174 | Palm Glades | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 175 | Palms of Terra Ceia Bay | Manatee | ✓ | ✓ | ✓ | | |
| 176 | Park Creek | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 177 | Parkside Trails | Lake | ✓ | ✓ | ✓ | | |
| 178 | Peace Creek | Polk | ✓ | ✓ | ✓ | | ✓ |
| 179 | Peace Creek Village | Polk | ✓ | ✓ | ✓ | | ✓ |
| 180 | Pine Air Lakes | Collier | ✓ | ✓ | ✓ | | ✓ |

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GOVERNMENTAL MANAGEMENT SERVICES

| GMS Client # | GMS Client Name As of 2026-01-05 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 181 | Pine Bay Estates Security Roving & | Miami-Dade | ✓ | ✓ | | | |
| 182 | Pine Isles | Miami-Dade | ✓ | ✓ | ✓ | | |
| 183 | Pine Ridge Plantation | Clay | ✓ | ✓ | ✓ | | |
| 184 | Poinciana | Polk | ✓ | ✓ | ✓ | | ✓ |
| 185 | Poinciana West | Polk | ✓ | ✓ | ✓ | | ✓ |
| 186 | Pollard Road | Polk | ✓ | ✓ | ✓ | | |
| 187 | Portofino Isles | St. Lucie | ✓ | ✓ | ✓ | | |
| 188 | Portofino Landings | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 189 | Portofino Shores | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 190 | Portofino Springs | Lee | ✓ | ✓ | ✓ | | |
| 191 | Portofino Vineyards | Lee | ✓ | ✓ | ✓ | | |
| 192 | Portofino Vista | Osceola | ✓ | ✓ | ✓ | | |
| 193 | Post Oak Ranch | Pasco | ✓ | ✓ | ✓ | | |
| 194 | Preston Cove | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 195 | Princeton Commons | Miami-Dade | ✓ | ✓ | ✓ | | |
| 196 | Quail Roost | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 197 | Radiance | Flagler | ✓ | ✓ | ✓ | | |
| 198 | Ranches at Lake McLeod | Polk | ✓ | ✓ | ✓ | | ✓ |
| 199 | Rancho Grande | Miami-Dade | ✓ | ✓ | ✓ | | |
| 200 | Randal Park | Orange | ✓ | ✓ | ✓ | | ✓ |
| 201 | Randal Park POA * | Orange | ✓ | ✓ | | | |
| 202 | Randal Park THOA * | Orange | ✓ | ✓ | | | |
| 203 | Randal Walk HOA- | Orange | ✓ | ✓ | | | |
| 204 | Remington | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 205 | Renaissance | Lee | ✓ | | | | |
| 206 | Reserve | St. Lucie | ✓ | ✓ | ✓ | ✓ | |
| 207 | Residences at Tohoqua Communit | Osceola | ✓ | ✓ | | | |
| 208 | Reunion East | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 209 | Reunion West | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 210 | Rhodine Road North | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 211 | Ridgecrest | Polk | ✓ | ✓ | ✓ | | ✓ |
| 212 | Ridges at Apopka | Orange | ✓ | ✓ | ✓ | | ✓ |
| 213 | Ridgewood Trails | Clay | ✓ | ✓ | ✓ | | |
| 214 | River Place On The St. Lucie | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 215 | Riverbend | Hillsborough | ✓ | ✓ | ✓ | | |
| 216 | Rivercrest | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 217 | Rivers Edge | St. Johns | ✓ | ✓ | ✓ | | |
| 218 | Rivers Edge II | St. Johns | ✓ | ✓ | ✓ | | |
| 219 | Rivers Edge III | St. Johns | ✓ | ✓ | ✓ | | |
| 220 | Riverwalk | Orange | ✓ | ✓ | ✓ | | ✓ |
| 221 | Rolling Hills | Clay | ✓ | ✓ | ✓ | | |
| 222 | Rolling Oaks | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 223 | Sabal Palm | Broward | ✓ | ✓ | ✓ | | ✓ |
| 224 | Saddle Creek Preserve of PC | Polk | ✓ | ✓ | ✓ | | ✓ |
| 225 | Sampson Creek | St. Johns | ✓ | ✓ | ✓ | | |

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GOVERNMENTAL MANAGEMENT SERVICES

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|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 226 | San Simeon | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 227 | Sand and Silica | Polk | ✓ | ✓ | ✓ | | |
| 228 | Sandmine Road | Polk | ✓ | ✓ | ✓ | | ✓ |
| 229 | Sawyer's Landing | Miami-Dade | ✓ | ✓ | ✓ | | |
| 230 | Scenic Highway | Polk | ✓ | ✓ | ✓ | | ✓ |
| 231 | Scenic Terrace North | Polk | ✓ | ✓ | ✓ | | ✓ |
| 232 | Scenic Terrace South | Polk | ✓ | ✓ | ✓ | | ✓ |
| 233 | Schaller Preserve | Polk | ✓ | ✓ | ✓ | | |
| 234 | Seaton Creek Reserve | Duval | ✓ | ✓ | ✓ | | ✓ |
| 235 | Sedona Point | Miami-Dade | ✓ | ✓ | ✓ | | |
| 236 | Seminole Palms | Flagler | ✓ | ✓ | ✓ | | |
| 237 | Seminole Palms of Flager* | Flagler | ✓ | ✓ | | | |
| 238 | Shingle Creek | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 239 | Shingle Creek At Bronson | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 240 | Shotgun Road | Broward | ✓ | ✓ | ✓ | | |
| 241 | Siena North | Miami-Dade | ✓ | ✓ | ✓ | | |
| 242 | Silver Palms | Miami-Dade | ✓ | ✓ | ✓ | | |
| 243 | Six Mile Creek | Clay | ✓ | ✓ | ✓ | | ✓ |
| 244 | Snapper Creek Lakes Security Gua | Miami-Dade | ✓ | ✓ | | | |
| 245 | Solterra | Miami-Dade | ✓ | ✓ | ✓ | | |
| 246 | South Village | Clay | ✓ | ✓ | ✓ | | |
| 247 | South-Dade Venture | Miami-Dade | ✓ | ✓ | ✓ | | |
| 248 | St. Augustine Lakes | St. Johns | ✓ | ✓ | ✓ | | |
| 249 | Stillwater | St. Johns | ✓ | ✓ | ✓ | | |
| 250 | Stoneybrook South | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 251 | Stoneybrook South At CG | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 252 | Stoneybrook West | Orange | ✓ | ✓ | ✓ | | ✓ |
| 253 | Storey Creek | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 254 | Storey Drive | Orange | ✓ | ✓ | ✓ | | ✓ |
| 255 | Storey Park | Orange | ✓ | ✓ | ✓ | | ✓ |
| 256 | Summit View | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 257 | Summit View II | Pasco | ✓ | ✓ | ✓ | | |
| 258 | Sunrise Harbour Security Guard S | Miami-Dade | ✓ | ✓ | | | |
| 259 | Talis Park | Collier | ✓ | ✓ | ✓ | | ✓ |
| 260 | Tapestry | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 261 | Terra Bella | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 262 | Tesoro | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 263 | The Crossings At Fleming Island | Clay | ✓ | ✓ | ✓ | ✓ | |
| 264 | TIFA | Brevard | ✓ | ✓ | ✓ | | |
| 265 | Tison's Landing | Duval | ✓ | ✓ | ✓ | | |
| 266 | Tohoqua | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 267 | Tohoqua Crossings Townhomes H | Osceola | ✓ | ✓ | | | |
| 268 | Tohoqua Master Association * | Osceola | ✓ | ✓ | | | |
| 269 | Tohoqua Reserve * | Osceola | ✓ | ✓ | | | |
| 270 | Tolomato | St. Johns | ✓ | ✓ | ✓ | | |

CLIENT LISTING



GOVERNMENTAL MANAGEMENT SERVICES

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|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 271 | Towne Park | Polk | ✓ | ✓ | ✓ | | ✓ |
| 272 | Townhomes at Tohoqua * | Osceola | ✓ | ✓ | | | |
| 273 | Tranquility | Brevard | ✓ | ✓ | ✓ | | |
| 274 | Turnbull Creek | St. Johns | ✓ | ✓ | ✓ | | |
| 275 | Turtle Run | Broward | ✓ | ✓ | ✓ | | ✓ |
| 276 | Valencia Water Control District | Orange | ✓ | ✓ | ✓ | | |
| 277 | Ventana | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 278 | Veranda Landing | St. Lucie | ✓ | ✓ | ✓ | | |
| 279 | Verano #1 | St. Lucie | ✓ | ✓ | ✓ | | |
| 280 | Verano #2 | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 281 | Verano #3 | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 282 | Verano #4 | St. Lucie | ✓ | ✓ | ✓ | | |
| 283 | Verano #5 | St. Lucie | ✓ | ✓ | ✓ | | |
| 284 | Verano Center | St. Lucie | ✓ | ✓ | ✓ | | |
| 285 | Viera East | Brevard | ✓ | ✓ | ✓ | | |
| 286 | Villa Portofino East | Miami-Dade | ✓ | ✓ | ✓ | | |
| 287 | Villa Portofino West | Miami-Dade | ✓ | ✓ | ✓ | | |
| 288 | Villages of Biscayne Park** | Miami-Dade | ✓ | ✓ | | | |
| 289 | Villages of Bloomingdale | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 290 | Villamar | Polk | ✓ | ✓ | ✓ | | ✓ |
| 291 | Water Tank Road | Polk | ✓ | ✓ | ✓ | | |
| 292 | Water's Edge | Manatee | ✓ | ✓ | ✓ | | ✓ |
| 293 | Waterford Estates | Charlotte | ✓ | ✓ | ✓ | | |
| 294 | Waterleaf | Hillsborough | ✓ | ✓ | ✓ | | |
| 295 | Waterlin Stewardship District | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 296 | Waterstone | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 297 | Weiberg Road | Polk | ✓ | ✓ | ✓ | | |
| 298 | Wellness Ridge | Lake | ✓ | ✓ | ✓ | | ✓ |
| 299 | Westside | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 300 | Westside Haines City | Polk | ✓ | ✓ | ✓ | | |
| 301 | Westview North | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 302 | Westwood OCC | Orange | ✓ | ✓ | ✓ | | |
| 303 | White Clay | Polk | ✓ | ✓ | ✓ | | |
| 304 | Wilford Preserve | Clay | ✓ | ✓ | ✓ | | ✓ |
| 305 | Willow Creek | Brevard | ✓ | ✓ | ✓ | | ✓ |
| 306 | Willow Creek II | Brevard | ✓ | ✓ | ✓ | | |
| 307 | Willowbrook | Polk | ✓ | ✓ | ✓ | | |
| 308 | Wind Meadows South | Polk | ✓ | ✓ | ✓ | | ✓ |
| 309 | Windsor at Westside | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 310 | Windsor Cay | Lake | ✓ | ✓ | ✓ | | ✓ |
| 311 | Windward | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 312 | Woodland Crossing | Sumter | ✓ | ✓ | ✓ | | |
| 313 | Woodland Ranch Estates | Polk | ✓ | ✓ | ✓ | | |
| 314 | Woodlands Section 9 | Broward | ✓ | ✓ | ✓ | | |
| 315 | Wynnfield Lakes | Duval | ✓ | ✓ | ✓ | | |

CLIENT LISTING



GOVERNMENTAL MANAGEMENT SERVICES

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|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 316 | Wynnmere West | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 317 | Yarborough Lane | Polk | ✓ | ✓ | ✓ | | |
| 318 | Zephyr Ridge | Pasco | ✓ | ✓ | ✓ | | ✓ |
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CLIENT LISTING



TO THE BOARD OF SUPERVISORS OF THE

South Bay CDD



SERVING
FLORIDA'S
COMMUNITIES



 **Address:**
4530 Eagle Falls Place
Tampa, FL 33619

 **Direct Phone Line:**
(865) 603-5101

 **Darrin Mossing, GMS President:**
DMOSSING@GMSTNN.COM



**South Bay
Community Development District**
Proposal – District Management Services
2026



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Re: Proposal for South Bay Community Development District

Dear Board of Supervisors,

Inframark is excited and pleased to provide a proposal for District Management services with pricing and a scope of services for South Bay CDD.

Our Mission is: "To be the Partner and Protector of the Most Critical Resource that helps Communities Prosper." We do this through our principles of CLEAR Partnership (Collaboration, Leadership, Excellence, Accountability, and Respect).

We strongly believe in our people and our ability to exceed our clients' expectations. These beliefs are rooted in some of the following:

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- **Experience:**
 - Providing District Management Services to the State of Florida for over 45 years.
 - We provide service to over 145 CDDs and 3 Municipalities throughout Florida.
 - 20 District Managers on staff with 9 years + average tenure.
 - Our District Managers are degreed professionals with a variety of experience in IT, Finance, Government and Construction.
- **Project Management:** We can provide project management services through an Inframark employee with experience in managing capital improvement projects.
- **Cost Savings:** We will review your current operating budget to identify opportunities for savings and more efficient ways to operate the district.

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Technology:

- **Avid Strongroom:** An advanced accounts payable system that is highly efficient and effective at making sure that District invoices are paid timely and only after review and approval by Inframark staff or a designated Board member, if desired. This system provides historical information on invoice payments, provides for creation of specialized reports, and allows Board members to review all invoices for the District through a web-based application.
- **Customized Financial Statements and Budgets:** Inframark developed a proprietary financial operating system designed exclusively for the Community Development business allowing us to provide clients customized financial statements and budgets. Our financial software is continually being updated, and we offer our clients the ability to choose how their financial statements and budget documents will look, depending upon the preference of the Board.
- **Team Approach:** *We are more than the individual assigned to your account.* Our service to your community will include a team of 10+ professionals.
- **Infrastructure:**
 - Full team of Health, Safety and Environmental (HSE) staff.
 - Complete internal IT support and infrastructure. We back up our servers and your information at multiple Inframark offices around the state and country to protect against catastrophic storms.
 - Team of HR professionals to assist with recruiting, employee retention and appreciation, bonus plans, and more.

Inframark is committed to making continuous process improvements and service enhancements, offering new technology and processes to help keep your community on the leading edge of the industry. We are excited to implement our new service enhancements and technology for your community. All the proposed services are designed to demonstrate our commitment to being a long-term partner for your community and ensure that the Board and residents receive the most effective and advanced services possible, all at a value-added service fee schedule.

We look forward to hearing from you concerning our proposal and further discussing these plans, along with your vision, for your community.



Chris Tarase
President
Inframark Community Management Services





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Executive Summary

Inframark Community Management Services is pleased to provide this proposal for district and field management services to the board. Inframark has been a leading provider of District Management and HOA services in Florida for over 45 years.

To meet the needs of your District, we provide a fully empowered local District Manager from of our Tampa area office. We provide additional support to all our clients through a central office with regional management, a support team, and our structured business systems. This approach brings the strength, experience and expertise of Inframark to work proactively to address the needs of the District in the most cost-effective manner possible.

Inframark specializes in value-added services to our clients, which include the following:

- **Personnel:**
 - Inframark offers one of the largest and most accomplished professional teams in the District Management business.
 - We can also bring in professionals from different disciplines to address special issues that may arise. Therefore, it is not only the number of professionals we offer to your District as a value-added service, but also our competence in addressing a wide range of complex matters that may come before your District.
 - Your assigned team has more than 50 years combined expertise and experience in the CDD business.
- **Willingness to Meet Time & Budget Requirements:** Inframark is capable and committed to meeting time and budget requirements as agreed upon with the Board and in compliance with Florida statutes.
- **Experience:**
 - Inframark is the most experienced company in the business.
 - We manage over 225 clients statewide, including Community Development Districts, Special Districts, Homeowner Associations, and local municipalities.
 - We specialize in customized customer service, boasting a client retention rate of 98.3%.
- **Capital Project Management:** Inframark employs a Certified Project Manager (PMP) who has the expertise to manage multi-million-dollar capital improvement projects for our clients.
- **Office Locations:**
 - We have seven offices throughout the State of Florida that support our district clients. They are located in Tampa, Brandon, Wesley Chapel, Ft. Myers, Celebration, St. Augustine and Coral Springs.
- **Safety:**
 - Inframark is the only District management company that has a specialized team of Health, Safety, and Environmental (HSE) professionals.
 - Documented monthly safety training for ALL Inframark personnel.
 - Disaster Preparedness Plans for staff and clients

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- **Human Resource Management:**
 - Inframark has its professional team of human resource professionals.
 - Provides drug and background screening that meet all applicable Federal and State requirements.
 - Employees complete monthly mandatory training on a wide variety of issues, including sexual harassment, anti-discrimination, ethics, customer service, and other vital programs.
 - Regimented performance review process.
 - Spot bonus and annual merit incentives
 - Best in industry employee benefits and 401(k) program

- **Field and Maintenance Services:** Inframark also provides the following field and maintenance services with our employees.

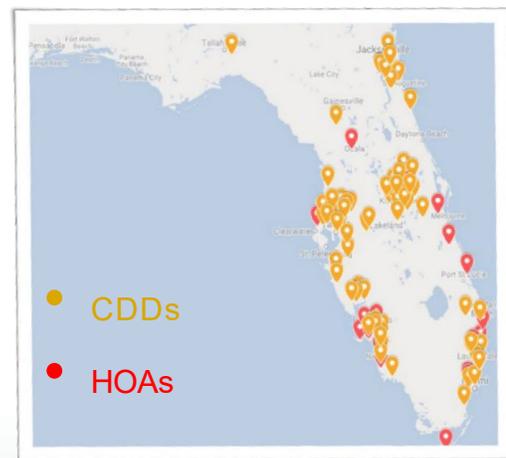
A complete range of Field Management and Maintenance services, including but not limited to:

- Vendor management
- Contract administration
- Sidewalk grinding
- Pressure washing
- Concrete Replacement and sidewalk repair
- Monthly field services report
- Landscape reviews
- Janitorial
- A full range of general maintenance services for District and Association clients

About the Company

Inframark is an organization designed to accommodate all phases of operations for Community Development Districts municipalities, commercial, and residential property owner associations. Inframark serves over 300 association partners, and over 145 Community Development Districts, and has offices throughout the State of Florida in Wesley Chapel, Tampa, Jacksonville, Celebration, Ft. Myers, and Coral Springs.

Inframark maintains a focus in serving CDDs and HOAs, and as a result, has become a leader in our industry, managing over \$250M in financial assets for our Special Districts and Association clients throughout the state.





Inframark is an active member of the Community Association Institute (CAI), the Association of Florida Community Developers (AFCD), the Urban Land Institute (ULI), the Tampa Bay Builders Association (TBBA), the Greater Orlando Builders Association (GOBA), the Florida Association of Special Districts (FASD), and the Florida League of Cities.

Many of our Managers are committee and Board members for these organizations, volunteering their time to advance best practices in community and district management.

"I have been on the Board of Supervisors of the Meadow Pointe CDD in excess of ten years with over 5 years as Chairman and three years as Treasurer."

"I am totally satisfied with the service we have been and are receiving from Inframark. Our District Manager is dedicated, knowledgeable, and responsive to our needs. He is backed up by a professional staff, both locally and in Coral Springs."

"I highly recommend Inframark."

*Dennis Smith- Former Chairman
Meadow Pointe CDD*

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Clients – References & Partial List

Tampa Palms Open Space and Transportation CDD

Inframark has been TPOST CDD's Management Partner for over 20 years. The CDD oversees a variety of community needs, including maintenance of parks, waterway management, and general community upkeep. TPOST is an icon in Florida, and we are grateful for their continued partnership for two decades.

Two Rivers

Two Rivers is a master-planned community featuring over 6,000 planned residential homes, townhomes, apartments, and villas, located North of Tampa and surrounded by woods, grasslands, and water. Inframark has been partnered with Two Rivers since the development's inception, offering insight and solutions as Two Rivers navigates the cultivation of these beautiful, historical landscapes into a master-planned community filled with luxury homes connected to nature trails, agriculture, and lush springs.

Celebration CDD

Celebration is an innovative, real town that successfully combines architecture, education, health, and technology in ways that promote a strong sense of community. Celebration, conceived as a small central Florida town with pre-1940s architecture, was developed by The Celebration Company (a subsidiary of The Walt Disney Company) in Northwest Osceola County, Florida. The District's infrastructure includes village-specific roadways, bridges, domestic water distribution systems, wastewater/sanitary sewer collection systems, wetlands, and common area development.

Inframark has provided Management Services for Celebration CDD (population 8,500) since the district was established in 1994. We have been involved since the inception, providing Developer Services to The Celebration Company, beginning in 1993 and continuing through the years as it has evolved into its current, arguably famous state.

Inframark oversees the day-to-day management of the District with responsibilities that include field management, financial reporting, accounting, administration, budget, and city clerk activities.



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REFERENCES

Inframark took over as the District Management Company for the Harbour Isles C.D.D. in December of 2020 and the transition could not have gone more smoothly. Mrs. Angel Montagna was selected to be our District Manager.

Prior to the first Board of Supervisors meeting **Mrs.** Montagna met individually with each of us Board members to not only get to know us as people but to discuss each of our concerns as well as our visions of what we hope to achieve in the future to make Harbour Isles a better place to live. As a result of her initiative in doing this, and her research into how to help with our concerns, the first Board meeting was well prepared and organized. And this enthusiasm, organization and the feeling of her caring about our community and its residents and striving to make it a happy place to live has continued. When issues have come up, big or small, Mrs. Montagna has always been a good listener and prepared to help with the problem-solving aspect with her vast knowledge and past experiences.

We Board members know if we have a question or a concern we can contact her by phone, text or email and she will promptly answer in a respectful, pleasant, helpful manner. Her professionalism is a true asset to our community.

All of the Inframark employees I have had contact with have been extremely respectful and eager to help in any way possible, always with good results. I have learned that a company is only as good as the employees it has working for it. I have to say that, in the 12 years I have been a member of the Harbour Isles Board of Supervisors, Inframark has to be the best that we have had.

Respectfully,
Elizabeth Fantauzzi
Harbour Isles C.D.D. Board Chairman
Appollo Beach, Florida (Hillsborough County)
Seat1@harbourislescdd.org

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| District | Region | County |
|------------------------|---------------|---------------|
| Dovera CDD | Central | Seminole |
| Golden Lakes CDD | Central | Polk |
| West Lakeland WCD | Central | Polk |
| Brighton Lakes CDD | Central | Osceola |
| Celebration CDD | Central | Osceola |
| Enterprise CDD | Central | Osceola |
| Harmony CDD | Central | Osceola |
| Overoaks CDD | Central | Osceola |
| Stevens Plantation CDD | Central | Osceola |
| Xentury City CDD | Central | Osceola |
| East Park CDD | Central | Orange |
| Urban Orlando CDD | Central | Orange |
| Vista Lakes CDD | Central | Orange |
| Gateway Services CDD | West | Lee |
| Vasari CDD | West | Lee |
| Cedar Hammock CDD | West | Collier |
| Heritage Bay CDD | West | Collier |
| Naples Heritage CDD | West | Collier |
| Quarry CDD | West | Collier |
| Heritage Lake Park CDD | West | Charlotte |
| Heritage Oak Park CDD | West | Charlotte |
| Riverwood CDD | West | Charlotte |
| Heritage Springs CDD | West | Pasco |

CLEAR PARTNERSHIPS

| | | |
|---|------|--------------|
| Lake Bernadette CDD | West | Pasco |
| Lexington Oaks CDD | West | Pasco |
| Meadow Pointe CDD | West | Pasco |
| Meadow Pointe II CDD | West | Pasco |
| Oak Creek CDD | West | Pasco |
| Oakstead CDD | West | Pasco |
| Watergrass II CDD | West | Pasco |
| Arbor Greene CDD | West | Hillsborough |
| Cordoba Ranch CDD | West | Hillsborough |
| Hammocks (The) CDD | West | Hillsborough |
| Harbour Isles CDD | West | Hillsborough |
| Heritage Isles CDD | West | Hillsborough |
| Live Oak No. 1 CDD | West | Hillsborough |
| Live Oak No.2 CDD | West | Hillsborough |
| South Fork CDD | West | Hillsborough |
| South Fork East CDD | West | Hillsborough |
| Tampa Palms Open Space & Transportation CDD | West | Hillsborough |
| Waterchase CDD | West | Hillsborough |
| Westchase CDD | West | Hillsborough |
| Westchester | West | Hillsborough |
| Spring Ridge CDD | West | Hernando |
| Woodlands CDD | West | Sarasota |
| Eastlake Oaks CDD | West | Pinellas |
| Lexington CDD | West | Manatee |
| Piney-Z CDD | West | Leon |

CLEAR PARTNERSHIPS

| | | |
|------------------------------------|------|------------|
| Briger CDD | East | Palm Beach |
| Seminole Improvement District | East | Palm Beach |
| Bonterra CDD | East | Miami Dade |
| Beacon Lakes CDD | East | Dade |
| Spicewood CDD | East | Dade |
| Coral Springs Improvement District | East | Broward |
| Griffin Lakes CDD | East | Broward |
| Maple Ridge CDD | East | Broward |
| Monterra CDD | East | Broward |
| Pine Tree Water Control District | East | Broward |
| St. Johns Forest CDD | East | St. Johns |
| Palm Coast Park CDD | East | Flagler |
| Town Center at Palm Coast CDD | East | Flagler |
| Fleming Island Plantation CDD | East | Clay |

"I have served as a supervisor on our CDD board for 3 years and the chairman for 2 years and in this 5-year period.

Our CDD has performed many projects from paving roadways to a multi-million-dollar project replacing bulkheads and bridges throughout the community. Our project manager has served us well in maintaining accurate financial records and guidance with both contractors and our membership. His strict adherence to Florida law has protected us from legal and public actions and ridicule.

In areas where his knowledge was limited, he sought out staff members and professionals to get the answers needed for our board to make an informed decision. When our views differed, he listened, and we then were always able to reach a better outcome.

– Norman Day, Cedar Hammock CDD Chair

The text "CLEAR PARTNERSHIPS" is overlaid on a photograph of a modern building complex at dusk, with a fountain in the foreground and lights reflecting on the water.

| Inframark's Pricing | |
|----------------------------|--------------------|
| Management Services | \$57,446.00 |
| Dissemination Agent | \$5,000.00 |
| Total | \$62,446.00 |

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Qualifications

Meetings, Hearings and Workshops:

Inframark attends and conducts all regularly scheduled meetings. Inframark will also schedule and attend special Board meetings, continued meetings, hearings and workshops, as requested. As the District Manager, Inframark will arrange for time and location and all other necessary logistics for such meetings. For each meeting, we will prepare agenda packages for transmittal to the Board and staff at least seven days prior to the Board's meeting. Inframark will attend up to twelve meetings a year at no additional cost to the District.

Records:

Inframark has one of the largest teams of recording and administrative professionals in the business. Our Recording Department develops all the necessary advertisements for meetings. With the size and professionalism of our Recording Department, we can provide an extremely high level of service for all our District Management clients. This service includes an unmatched level of automation of records management. Our team is aided through our searchable database that allows for quick and accurate searches for past meeting minutes and efficient responses to public records inquiries. We have dedicated staff that are assigned to handle all public record requests and are highly experienced in ensuring compliance with the requirements of Florida Statutes.

Inframark provides full compliance with all the Florida Statutes Records Requirements of Chapter 119. This includes storage of records, access to records and coordination of all responses to public record requests. In addition, Inframark is in full compliance and follows all the requirements of the Florida Administrative Code Section R.1B-24.003(1)(a), which deals with the retention of District records.

Other critical aspects of our Records Management Services Include:

Document Management:

Inframark utilizes three parallel processes to manage the documents of our clients.

- First, our electronic document management system allows access security settings to be placed on each file to prevent unauthorized editing or manipulation, thus ensuring the integrity of the document. The documents are maintained in a PDF format that is exportable to the client's Website for timely updates. We update records of District meetings (minutes, agendas and supporting documentation) to the District's Website in compliance with Florida Statutes. The document management system allows for ease of e-retrieval of documents using multiple search methods (document name, document number, document content, file type, author or the assigned retention category) to ensure all record requests are fulfilled in a timely fashion.
- Secondly, the process utilizes offsite storage of documents. Our vendor guarantees the secure storage and/or destruction of documents. Annually, upon completion of the audit, the accounting and accounts payable files are inventoried, boxed and sent to the secured offsite storage facility. All records are maintained within applicable statutory requirements.
- Finally, we maintain an onsite Master File for each client. The Master File contains previous years' audits, arbitrage reports, budgets, insurance policies and other important historical information.

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Disaster Contingency & Recovery:

Disaster recovery is particularly important since the Districts we manage are in areas prone to hurricanes. Our hurricane preparedness procedure includes the following:

- Provisions for the compilation and storage of files and data required to perform critical client services
- Securing the physical office space with the protection of client files as a top priority
- Satellite phone for contingency communication with local team
- Internet and phone-based communication chains to update personnel
- The ability to shift client critical tasks and District Management services to alternate office locations both out of region or state if necessary
- Securing priority commitments from key contractors due to strong and lasting relationships

Because of the critical nature of the electronic information, we manage on behalf of our clients, Inframark emphasizes system security and has disaster recovery procedures in place to minimize the impact of storms, power outages and other similar events for the districts we serve. Our disaster recovery plans are continually updated in response to the changing needs of our business and the clients we serve.

In addition, Inframark utilizes sites certified to survive the equivalent of a Category 5 hurricane. District data is stored on servers that reside in Horsham, Pennsylvania. A full backup of all data is performed nightly and stored offsite at a remote location. Our Horsham facility is equipped with backup generator power. In addition to redundant equipment at our Houston IT center, we also have equipment co-located at other sites.

District Operations:

Inframark has eighteen (18) District Managers throughout the State of Florida with over 130 years of District Management experience in the Florida Community Development District market. The Southwest Regional Director for Inframark has over eleven (11) years of District Management experience. Since Inframark utilizes a team approach in the provision of all its services, we share best practices and success stories from District clients across the state. We conduct monthly manager calls in which we discuss existing issues and develop and implement solutions that are in the best interest of our clients. All Inframark team members go through monthly training to keep them up to date on a wide variety of issues that impact District operations.

The District Management team has access to all records of their Districts which includes all current and past contracts entered into by the District Board of Supervisors. With our searchable data base, it is very easy for our District Managers to review past contracts to compare with existing or proposed contracts. This allows our District Management team to keep up with contract termination dates, scope of services and fee schedules in each contract. We work closely with the Attorney for each District to ensure compliance with contract requirements and make certain that when the Board decides to terminate a vendor contract, it is done in an appropriate manner avoiding legal issues for the District.

Inframark has dedicated personnel that work with each District Manager on the renewal of District insurance requirements, including review of District facilities and working with insurance providers to develop the most cost-effective approach to insuring District facilities.

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Our District Management team is highly experienced in working with District Attorneys and District Engineers in the development of Request for Proposals (RFPs) for a wide variety of District construction, capital and maintenance projects including:

- a) Development of complex bid and proposal packages
- b) Advertisement of the opportunities
- c) Analysis of the proposals and bids
- d) Development of recommendations for Board consideration

With the vast experience of our District Management team and the experience of Inframark across the State of Florida we have established excellent relationships with many vendors and contractors which brings a value-added service to the District.

Accounting and Reporting:

Inframark performs all required financial accounting functions through solid workflow processes that are designed to integrate the traditional tasks associated with accounting transactions. Those traditional accounting tasks of disbursements, accounts payable, general ledger journal entries, trial balance reconciliation and budget monitoring are knitted together in such a way to achieve:

- Fast turnaround for vendor payments
- Smooth approvals for setting up capital requisitions
- Open communications to field operations staff
- Advanced preparation for independent audit field work

Our understanding of accounting processes allows us to quickly differentiate areas needing further work and those items that are routine in nature. While there is a great deal of accounting activity that goes into ensuring the individual transactions are properly recorded in the financial records of the District, we use our expertise, our knowledge and our experience to ensure accounting theory is applied in the best interest of the District. The importance of complying with statutory requirements as well as annual disclosure to lenders and bondholders is given an interconnected focus of everyone on our staff which is appreciated and respected by our industry partners. Our accounting staff is committed to a quality standard that allows the accounting activities of the District to properly reflect its financial condition. Inframark has over 300 years of combined experience on our Finance Team.

Our finance team constantly monitors various investments instruments in Qualified Public Depositories to determine the best investment plan for District funds. Our accounting team monitors the maturity dates of District investments and alerts the District Manager so that the options for reinvestment can be brought to the Board for direction.

Audits:

Inframark has been working for decades with District auditors to make certain that each District audit is in full compliance with all GAAP and State accounting requirements. Inframark has a fully customized accounting software system that was designed for the Community Development District business that allows us to provide the most accurate and comprehensive information for all audit requirements.

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Budgeting:

Inframark's customized CDD financial software system enables us to offer clients options to tailor their monthly financials and annual budgets. Each District Manager works with their assigned accountants to develop a draft budget for consideration by the Board of Supervisors. The draft budget is based on input from the Board regarding the goals they wish to achieve in the upcoming budget cycle.

The Inframark Assessment Team collaborates with the District Manager and the Finance Team to provide a comprehensive view of revenue and expenses for each annual budget, as well as the impact of the proposed expenditure plan on the annual assessments. This approach allows our clients to see how their yearly budget will impact residents (financially) and how each budget will achieve the goals set forth by the Board of Supervisors. The District Manager and Finance Team work closely with the Recording Department to ensure that all legal requirements for advertisements are met during the budgeting process. In addition, the District Manager will solicit input from the District Staff, District Engineer, and District Attorney on any operation and maintenance expenditures that they believe need to be increased, decreased, or eliminated as part of the new budget cycle.

Capital Program Administration:

As part of the annual budgeting process, the District Manager will solicit information from the District Engineer and District Staff on any capital projects they believe should be included in the yearly budget. This consists of the timing, cost, and whether a capital expenditure will increase or decrease any operation or maintenance expenditure currently included in the budget.

Inframark has extensive experience in handling capital bond issues and bank-qualified loans for District projects. We have vast experience working with bond underwriters, financial advisors, and various lending institutions on establishing and implementing capital programs for District clients. We have established procedures to ensure that specific deadlines associated with bond documents and bank-qualified loan requirements are met. We have an excellent reputation for successfully implementing a wide variety of financing programs for our District clients.

Assessments and Revenue Collection:

Inframark has an exceptional record of administering annual assessment rolls for our District clients. This experience includes on-roll and off-roll collection. We have successfully collaborated with District legal counsel to accurately and timely collect off-roll assessments when required. We routinely conduct true-up analysis for District tax rolls to ensure that all collections are being completed as per the Board's direction. Our Assessment Department also provides estoppel letters on an as-needed basis at no cost to the District.

Our Treasury Services Group actively manages the revenue and investments for Districts across the State of Florida. This team ensures that the revenue generated by the District provides the financial platform to meet all its operational expenses and debt obligations. By working closely with the banking industry across our broad client base, we can provide economies of scale in managing our banking relationships, which are passed along to the Districts we service in the form of favorably negotiated fees and service costs.

The depth and breadth of our special assessment knowledge lend opportunities to capture efficiencies and effectiveness in the collection of District revenues. We pride ourselves in our ability to interpret developer agreements to maximize cash flow for the District and satisfy cash requirements for running the operations of the District.

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Effective Technology Tools and Support

Avid Strongroom Accounts Payable Processing System

- Avid Strongroom is an Accounts Payable software that automates the invoicing process.
- Allows users to approve invoices online, streamline invoice approval processes, and monitor invoice statuses.
- Avid Strongroom reduces the risk of entry errors by eliminating the task of manual invoice entry.
- Scalable for Growth: Enables Inframark to streamline the invoice-to-pay process while securely managing large volumes of bank accounts and check signatures.
- Reduced Fraud Risk: Limits chances of fraud with enforced controls and customized workflows.

ADP Payroll Processing System

- ADP is an industry leader in Payroll, HR, and Tax solutions with over 75 years in the industry and 1,000,000 companies currently using ADP solutions.
- Enables seamless payroll processing, including direct deposit, physical paychecks, and W-2 forms, among others.
- The employee and manager self-service portal, available online and via a mobile app, allows users to access their information and records.
- Data Security: ADP is an industry leader in data security and business protection.
- Fully integrated in Inframark's Accounting software, allowing data reporting capabilities.

Microsoft Business Central Accounting Software

- Industry leader in Enterprise Resource Planning and Accounting Software.
- Cloud-based software that ensures Inframark's districts will have a current Accounting software experience, with monthly updates from Microsoft.
- Manages finances end-to-end: oversees your budget, accelerates month-end and year-end close, automates bank reconciliation, uses unlimited dimensions, tracks fixed assets, and more.
- Financial reporting: Enables the production of scheduled financial reports tailored to client and internal requirements.
- Power BI Compatibility: Allows advanced analytics by integrating Power BI data-driven Dashboards.

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Staffing

Inframark is the only District Management firm with its own Human Resource team.

This means the following:

- Our employees are fully vetted before hiring
- Employees have regular performance evaluations
- We follow a progressive disciplinary policy
- We provide an exceptional benefits program for our employees that other firms do not offer
- Employees have a bonus program for exceptional performance
- We offer a management bonus for employees who are responsible for financial performance goals
- 401(k) retirement plans
- Ongoing training and training incentive programs
- Tuition reimbursement opportunities
- In-house safety team and continuous safety training program for all employees

Inframark places the highest value on its employees and provides a work environment and benefits designed to encourage long-term employment with the Company.

In terms of the personnel assigned to your District, Inframark will ensure, to the highest degree possible, that we retain the same personnel for your District.

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District Management:

Jennifer Goldyn, Director of District Services. Jennifer will work with the assigned team to address any issues that may develop. She is responsible for the overall performance of the Inframark District Management team. Ms. Goldyn has 10 years of district management experience and currently manages two (2) Districts, allowing her to be available to her team and Inframark clients. Her background includes over 10 years in property management and 2 years in construction management. She holds a bachelor's in business and marketing and has held a Real Estate License.

Wesley Elias, Senior District Manager. Wesley is a seasoned Senior Community Development District (CDD) Manager with more than six years of experience overseeing district and amenity operations. He is known for building strong relationships with boards and communities through professionalism, responsiveness, and results-driven leadership. He has successfully managed communities ranging from new developments to resident-controlled districts, guiding board members through CDD operations while ensuring efficient administration, budgeting, and regulatory compliance.

Administrative Services:

Janice Swade, Administrative Supervisor, has been working with Inframark for 14 years as a District Recording Secretary. Her previous experience includes 13 years with the Port Authority of New York and New Jersey, where she held various administrative and clerical positions, including Senior Executive Secretary to the Deputy Director of the World Trade Center. Ms. Swade is extremely thorough in her attention to detail with all the Districts she serves.

Accounting/Finance Team:

Natasha Sowani, Director of Accounting at Inframark. She is a graduate of the University of South Florida with a bachelor's degree in Business Management and a minor in Accounting with over 20 years of accounting experience. Her career began in college while working at a small tax and accounting firm, then transitioned to one of our competitors where she gained industry experience in governmental accounting for CDD's. While there she managed several of their offices throughout the state. She has also worked at a vitamin manufacturing company and franchise accounting firm in controller positions before transitioning to Inframark.

Helena Schneider, CPA, Accounting Supervisor, has 20 years of experience providing accounting services to community development districts throughout Florida. She is a Certified Public Accountant, holds a master's degree in business administration and dual bachelor's degrees in accounting and molecular biology. Helena is responsible for overseeing an accounting team, reviewing financial statements, budgets and coordinating the audit process with external firms.

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Sample Scope of Services

All services required for the management of a community development district under Chapter 189, Florida Statutes, Chapter 190, Florida Statutes and all other applicable Federal, Florida, and local laws (including the ordinance(s) and resolution(s) relating to the District and any interlocal agreements). All services should be completed on a timely basis.

District Management Services

A. Meetings, Workshops, and Hearings

1. Organize, attend, conduct, and provide minutes for all meetings, workshops, and hearings of the District.
2. Schedule meetings, workshops, and hearings as needed.
3. Coordinate the time, location, and all other necessary logistics (including providing conference call numbers or telephonic or virtual meeting technology).
4. Send or publish notices for meetings, workshops, hearings, and elections pursuant to Florida law.
5. Provide agenda packages and meeting materials in the form requested by the Board.

B. District Operations

1. Act as the primary point of contact for District-related matters.
2. Maintain an action item list of tasks and follow-ups from meetings.
3. Coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
4. Consult with and advise the Board on policies, services, and responsibilities of the District and implement the Board's policies and direction.
5. Make recommendations and assist in matters relating to solicitation (competitive bidding, request for proposals, request for qualifications, etc...), approval, rejection, amendment, expiration, renewal, and termination of contracts for services, goods, supplies, or materials in accordance with the District's rules and Florida law.
6. Provide contract administration services. Such services include:
 - i. Ensuring District vendors comply with the terms and conditions of a contract
 - ii. Coordinating any changes to the contract that might occur over the course of the contract
 - iii. coordination with the District Engineer, District Counsel, or construction/project manager with respect to the work performed or contractual obligations
 - iv. coordinating the closeout/final payment after the vendor performed their services

The logo for CLEAR PARTNERSHIPS is displayed in a large, white, sans-serif font. The text is positioned over a background image of a modern, multi-story building with a fountain in the foreground, all set against a twilight sky. The building's lights are on, and the fountain is illuminated, creating a serene and professional atmosphere.

- 7.** Conduct regular on-site visits to District grounds to assess and inspect the property and infrastructure, and meet with District vendors and staff. Observe and report concerns or questions relating to District grounds.
- 8.** Monitor certificates of insurance as needed per contracts.
- 9.** Prepare and follow risk management policies and procedures.
- 10.** Recommend and advise the Board, in consultation with the District Engineer, on the appropriate amount and type of insurance for all District assets and maintenance responsibilities, and procure and renew all applicable insurance, including but not limited to General Liability Insurance and Directors and Officers Liability Insurance.
- 11.** Process and assist in the investigation of insurance claims, in coordination with District Counsel.
- 12.** Negotiate on behalf of the District (when specifically authorized by the Board) with governmental entities, vendors, contractors, residents, insurance representatives, and other parties.
- 14.** Ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not explicitly identified herein):
 - i. File the name and location of the Registered Agent and Registered Office location annually with the Department of Economic Opportunity and the City/County.
 - ii. Provide the Board's regular meeting schedule to the City/County.
 - iii. Prepare and file the annual public depositor report.
 - iv. File all required financial reports (including the Annual Audit) to the Department of Revenue, Auditor General, the City/County, and other governmental agencies with jurisdiction in compliance with Florida law.
 - v. Transmit Public Facilities Report and related updates to appropriate agencies.
 - vi. File a request letter to the local Supervisor of Elections for the number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
 - vii. Serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.
 - viii. Maintain the District Seal.

CLEAR PARTNERSHIPS

C. Accounting, Reporting, and Audit Support

1. Implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities should be overseen by a degreed accountant.
2. Track and oversee the District's general, capital, reserve, and bond fund activities and provide monthly and annual financial statements (including budget-to-actual summary).
3. Administer the processing, review, approval, and timely payment of all bills, invoices, and purchase orders (including construction requisitions).
 - i. All vendor invoices, receipts, applications for payments, etc., must be provided to the Board within 30 days of receiving them.
4. Recommend and implement investment policies and procedures under Florida law, and provide cash management services to obtain maximum earnings for District operations through investment of surplus funds to the State Board of Administration.
5. Prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements.
6. Provide audit support to auditors for the required Annual Audit and ensure completion of the Annual Audit and Annual Financial Statements in compliance with Florida law.

D. Budgeting

1. Prepare and provide for a proposed budget for Board approval and submission to the City/County in compliance with Florida law.
2. Prepare the final budget and supporting materials, and present the budget at all budget meetings, workshops, and hearings.
3. Administer the adopted budget and prepare budget amendments as needed on an ongoing basis.

E. Assessments & Revenue Collection

1. Develop and administer the annual assessment roll for the District. This includes assisting with the tax roll for the District, as well as administering assessments for off-tax roll parcels and lots.
2. Provide payoff information and prepayment amounts as requested by property owners, and collect prepayments of assessments as necessary.
3. Issue estoppel letters as needed for property transfers. Maintain the District's Lien Book, in which are recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

CLEAR PARTNERSHIPS

F. Bond Compliance and Dissemination Agent

1. Oversee and implement compliance related to bond issues. For example:
 - i. Coordination of annual arbitrage report as required.
 - ii. Transmittal of the Annual Audit, budget, and other required information to the trustee and other parties as needed.
 - iii. Annual/quarterly disclosure reporting as required.

G. Records

1. Maintain the “Record of Proceedings” for the District at a location within the boundaries of the County in which the District is located and include meeting minutes, resolutions, and other records required by law, and provide access to such records in compliance with Florida’s public records laws.
2. Serve as the District’s Records Management Liaison Officer for reporting to the Department of Library and Archives under Section 257.36(5)(a), Florida Statutes.
3. Serve as the District’s designated custodian of all public records of the District and comply or coordinate the compliance with the responsibilities imposed by Chapter 119, Florida Statutes. For example:
 - i. Protect the integrity, confidentiality, or exemption of all public records.
 - ii. Respond to public records requests in a timely, professional, and efficient manner.
 - iii. Recommend best practices and services to ensure all public records of the District (including emails of the Board) are preserved pursuant to Florida law requirements.

H. Board Email Backup and Retention Services

1. Provide for or coordinate with a third-party vendor to ensure emails of the Board are backed up and retained in compliance with Florida’s public records laws.
 - i. If such services are not provided directly, then the District will contract directly with such third-party vendor, and the District will bear the costs of such services.

I. Field Services – Available upon mutually agreed upon Scope and Pricing

1. Perform a monthly inspection of the District’s property and maintenance responsibilities. Each inspection shall include the following:
 - i. Comprehensive site visits covering all relevant locations
 - ii. Detailed written reports submitted monthly, including:
 - iii. Photographs documenting site conditions

A large, white, sans-serif font text 'CLEAR PARTNERSHIPS' is overlaid on a photograph of a modern residential or commercial building at dusk. The building has many lit windows and is reflected in a body of water in the foreground. The sky is a deep blue, and there are trees and a fountain visible in the background.

- iv. Analysis of maintenance performance and overall property condition
- v. Specific recommendations for corrective action or improvement
- vi. Notification to District-approved vendors of any identified deficiencies in service or maintenance, with follow-up as needed to ensure resolution

This service ensures regular oversight and proactive communication to maintain property standards and vendor accountability.

I. Maintenance/Porter Services – Available upon mutually agreed upon Scope and Pricing

CLEAR PARTNERSHIPS

Additional Inframark Information

*Has the Proposer performed work for a community development district, a master-planned development, or a residential community previously? **Yes***

Project Name/Location: **Celebration Community Development District, located in Celebration, FL**

Contact: **Tom Touzin, Chairman** Contact e-mail: **Tom.Touzin@celebrationcdd.org**

Project Type/Description: **District, Amenity and Field Management**

Dollar Amount of Contract: **\$1,319,484.00**

Scope of Services for Project: **Inframark has provided Management Services for Celebration CDD (population 10,500) since the district was established in 1994. Inframark has been involved since its inception, supplying Developer Services to The Celebration Company beginning in 1993 and through the years as it has evolved into its current, arguably famous state.**

Inframark oversees the district's day-to-day management, including field management, financial reporting, accounting, administration, budget, and city clerk activities. We routinely participate in community activities, including the Celebration K-8 ball field construction, annual holiday lighting at Market Square Park, and other field-related enhancements outside the scope of our management contract.

Is this a current contract? **Yes**

Duration of contract: **1993 to Current**

Project Name: **Highlands CDD, Wimauma, FL**

Contact: **Kangelia Baxter, Chair** Phone: **727.366.4117**

Project Type/Description: **District Management, Amenity and Field Services**

Dollar Amount of Contract: **\$288,910.00**

Scope of Services for the Project: **Inframark oversees all aspects of this District, from District Management to field maintenance and inspection, as well as the management of on-site staff.**



CLEAR PARTNERSHIPS

Project Name: **Enterprise CDD, Celebration, FL**

Contact: **Kimberly Locher, Vice Chair** Phone: **407.341.3137**

Project Type/Description: **District Management, Utility and Field Services**

Dollar Amount of Contract: **\$2,237,900.00**

Scope of Services for the Project: **Inframark oversees all aspects of this District, from District Management to field maintenance and inspection, as well as the management of the utilities.**

Project Name: **Heritage Harbour South, Parrish, FL**

Contact: **Phil Frankel, Chair** Phone: **315.569.7848**

Project Type/Description: **District Management**

Dollar Amount of Contract: **\$58,968.00**

Scope of Services for the Project: **Inframark oversees all aspects of District Management, from field maintenance to amenities in conjunction with our HOA department, as Inframark also manages their HOA.**

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR QUALIFICATIONS

District Management Services Submission

The Board of Supervisors (“Board”) of the South Bay Community Development District (“District”), a Community Development District (“CDD”) established in accordance with Chapter 190, Florida Statutes, is interested in entering into a contract with a qualified firm, which provides proposed Services Submission and fee structure most acceptable to the District for the provision of district management Services Submission (the “Services Submission”). All Applicants should be experienced in the professional management of CDDs and/or other units of special purpose government in the State of Florida. Any Applicant that is a corporation or other business entity and not an individual must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing. The Contract(s) shall be subject to the limitations and restrictions of Florida Statutes.

SECTION I. QUALIFICATIONS & FEE SERVICES SUBMISSION

Interested persons and firms should submit the original and six copies of the following materials, including an electronic copy, all indexed and tabbed, and in the order set forth below:

- A. **Table of Contents.**
- B. **Letter of Interest** detailing the Applicant’s qualifications and capabilities to administer, manage, and provide, directly or indirectly, the Services Submission set forth in Section III of this Request for Qualifications.
- C. For each Applicant that is a corporation or other business entity and not an individual, a **certificate of status** or other document verifying that the Applicant is registered with the Florida Department of State, Division of Corporations; authorized to do business in the State of Florida; and currently in good standing.
- D. A completed **Experience Questionnaire** in the form set forth in Section IV of this Request.
- E. A description of the Applicant’s **management team and support staff** for the provision of district management Services Submission to the District, including:
 1. Organizational chart for the Applicant, identifying all principals and support staff who would provide Services Submission to the District.
 2. Individual who would serve as District Manager, the office location for such individual, and a summary of the individual’s (a) education and employment background, (b) experience managing CDDs and/or other units of special purpose government in Florida, (c) experience complying with the requirements of the Florida Administrative Procedure Act,

Chapter 120, Florida Statutes, (d) experience in the levy and collection of special assessments, (e) experience administering and overseeing stormwater management systems (f) experience managing landscape contracts.

3. Administrative and other support staff, and the office locations for all such staff.
- F. A description of the **management model** to be implemented by the Applicant, including:
1. A full explanation of how the Applicant would manage District operations, and how the Applicant would arrange lines of authority between and among the Board, the Applicant and the Applicant's staff, and District personnel.
 2. A description of the operations and local conditions observed in ***based upon at least one on-site visit to the District***, and an explanation of why the management model proposed would best serve the interests of the District.
- G. **Schedule of fees** to be charged, by category service to be provided, including but not limited to:
1. District management and administration, contract management, stormwater management system operations.
 2. Preparation for and attendance at Board meetings (notices, agendas, meeting minutes, etc.). Base Fee for six meetings per year. Fee for additional meetings above the six per year.
 3. Maintenance and retention of District records, including all Board meeting minutes, policies, contracts, and other documents and records.
 4. Accounting, payroll, bill payment, coordination with independent auditors, and other accounting Services Submission.
 5. Preparation of assessment rolls and collection of assessments.
 6. Issuance of bonds, and placement of loans and other District indebtedness.
 7. Any other service for which the Applicant will seek separate fees or expense reimbursement.

SECTION II. SELECTION PROCEDURES

The District will use the following procedure to receive and evaluate Services Submission and select a person or firm to serve as District Manager:

- A. Services Submission in response to this Request should be electronically submitted to:
- Deborah Cook, Deborah.Cook@gray-robinson.com , Assistant to Special Counsel for South Bay Community Development District, GrayRobinson, P.A., 101 East Kennedy Street, Suite 4000, Tampa, Florida 33602.

- B. One original, six copies and one electronic copy of each Proposal must be furnished on or before the Proposal due date. Services Submission shall be indexed and tabbed and shall contain all of the information described in Section I of this Request, in the order noted in that section.
- C. All Services Submission shall become the property of the District.
- D. Due care and diligence have been exercised in the preparation of this Request and all information is believed to be substantially correct. Responsibility for determining the full extent of the Services Submission required, however, rests solely with the Applicant responding to this Request. Neither the District nor its representatives shall be responsible for any error or omission in this Request, nor for failure on the part of a Applicant to determine the full extent of the Services Submission required.
- E. All information provided in Services Submission shall be accurate and complete. Services Submission received after the scheduled due date and time will be marked “Received After Deadline”, and not considered valid.
- F. *Any question concerning this request should be directed via electronic mail to c/o Deborah Cook, Deborah.Cook@gray-robinson.com, Assistant to Special Counsel for South Bay Community Development District, GrayRobinson, P.A., 101 East Kennedy Street, Suite 4000, Tampa, Florida 33602. **The deadline for questions is February 4, 2026.***
- G. All Services Submission must be typed.
- H. **The due date and time for submission of all Services Submissions is February 9, 2026, at 1 pm.**
- I. The District shall not be liable for any cost incurred by an Applicant in responding to this Request.
- J. The contents of the Services Submission of the successful Applicant will become part of the contractual arrangement with the District.
- K. The successful Applicant shall not discriminate against any person in contravention of federal, state, or local law.
- L. Persons and firms responding to this Request must be available for **presentations to and interviews with the Board on February 11, 2026.**
- M. At its regular meeting on February 11, 2026, the Board will review all Services Submission received by the scheduled due date and time; will determine which, if any, Applicants should be interviewed; and will schedule any required interview.

At its regular meeting on February 11, 2026, the Board will review all Services Submission received by the scheduled due date and time and designate one of the

interviewed Applicants as District Manager and authorize contract negotiations with the designated Applicant.

- O. At its meeting on February 11, 2026, the Board will consider whether to authorize execution of a contract negotiated with the Applicant tentatively designated as District Manager, which contract would be effective as provided therein.
- P. **All dates contained in the selection procedure schedule set forth in this Section II are subject to change by action of the Board. The District will provide all Applicants with notice of any change to the selection procedure schedule.**
- Q. **The Board reserves the right to accept or reject any Proposal for any or no reason, and to award a contract as the Board deems appropriate in the best interests of the District.**

SECTION III. DISTRICT MANAGER SERVICES

Each Applicant must be capable of administering, managing, and providing, directly or through a team of sub-contractors and/or District employees, all of the following Services:

- A. Accounting and payroll Services, including coordination with District auditor in preparation of annual audit
- B. Secretarial and recording Services, including preparing Board meeting notices, Board meeting agendas, Board meeting materials and minutes of Board meetings in full compliance with the Florida Government-in-the-Sunshine Law
- C. Preparing for and attending all meetings of the Board
- D. Preparing bid and proposal specifications for supplies, equipment, and Services provided by outside vendors, contractors, and professional consultants
- E. Overseeing work of contractors and the fulfillment of contract obligations
- F. Stormwater management system administration and oversight
- G. District landscape management
- H. Establishing a District budget
- I. Preparing all assessment rolls and collecting assessments
- J. Establishing planned maintenance schedules for all District operations
- K. Supervising the timely submission and correctness of all required reports to State and local governments
- L. Administration of Bond covenants and continuing disclosure requirements

- M. Providing document and record filing and availability, in full compliance with the Florida Public Records Law
- N. Providing an emergency plan for document storage and backup
- O. Providing ready access to District offices
- P. Arranging for cost-effective risk-management and insurance plans for all District facilities and operations
- Q. Maintaining a current inventory of District owned facilities.
- R. Assisting Board members in timely compliance with all filings required by the Florida Code of Ethics for Public Officers and Employees
- S. Attend all board meetings and special called meetings.
- T. Providing all other Services that the Applicant deems essential to implementing its management model for District operations *based upon at least one on-site visit to the District*
- U. Assist the District in transitioning general counsel legal services.

SECTION IV. EXPERIENCE QUESTIONNAIRE

Each Applicant shall submit information regarding government agency administration and management experience, in the order set forth below, on as many sheets as needed:

- A. Name and address of Applicant, and name of the individual designated by the Applicant to serve as District Manager (as required by Section I. E.2 of this Request).
- B. If the Applicant is a corporation or other business entity, please provide the following Information:
 1. Date of incorporation or other establishment.
 2. State of incorporation or other establishment.
 3. Names and titles of officers, partners, or other principals of the Applicant.
 4. All prior business names of the Applicant, and the dates of operation under prior business names.
 5. The names and addresses of all subsidiary or affiliated companies in which the Applicant's principals have a financial interest.
 6. Number of full-time personnel within the Applicant's organization, listed by job type or description.

C. List all units of government for which the individual designated by the Applicant to serve as District Manager (as required by Section I. E.2 of this Request) has provided professional administrative or management Services Submission, including for each identified unit:

1. The name of the unit of government.
2. The title held.
3. The dates of employment or Services Submission provision.

D. If the Applicant is a corporation or other business entity, list all other units of government, not listed in response to Section IV. D above, for which the Applicant has provided professional administrative or management Services, including for each identified unit:

1. The name of the unit of government.
2. The title held.
3. The dates of employment or Services provision.
4. The name of the individual providing such Services.
5. The individual's current affiliation with the Applicant.

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

DATE: December 10, 2026

LH 82 Invest, LP
Via E-Mail
February 17, 2026

South Bay CDD
c/o Inframark (District Office)
11555 Heron Bay, Suite 201
Coral Springs, FL 33076

CC: Ian Brown, Scott Campbell, Mary Madden, Stephen Herrera, John Aldrich, Christina Newsome, David Smith, Rick Brylanski

RE: Request for Riparian Rights, Access Easement, and Regulatory Authorization for Dock Access and Improvements at Parcel I (Folio No. 031587-0112)

South Bay CDD Board,

On behalf of LH 82 Invest, LP, we respectfully request:

1. A recorded Riparian Rights, Access, Construction, and Maintenance Easement over CDD-owned uplands associated with Parcel I; and
2. A Letter of Authorization naming LH 82 Invest, LP as applicant for the related federal and port permit applications.

During the PPP meeting on December 10, 2025, Item # 5 Business Items C: (Parcel I Dock Access), the Board requested clarification regarding:

- The basis of riparian rights and whether the proposed dock would impair CDD rights;
- The dock's location relative to the beach;
- The elevation and configuration of the dock access walkway;
- Preservation of existing beach access.

As provided herein for clarification and incorporated into this formal request:

- The access walkway will commence at the retaining wall near the mean high water line.
- The beach-crossing segment will be elevated approximately 7 feet.
- The structure allows unobstructed access beneath.
- Beach access will remain unobstructed and will continue to be located at its existing point south of the parcel.

Ownership and Regulatory Basis

Because Parcel I does not abut navigable waters, riparian rights derive from the waterward upland owner the CDD.

Agency Requirements

Although TPA owns the submerged lands, riparian rights originate from the adjacent upland owner. Accordingly, a recorded Riparian Rights, Access, Construction, and Maintenance Easement from the CDD is required to satisfy federal and port permitting requirements.

Scope of Easement

- Does not transfer fee ownership of CDD property;
- Does not impair the CDD's underlying riparian rights; and
- Grants limited rights necessary for access, construction, and maintenance of the permitted dock access walkway and associated slips.

We respectfully request the Board's consideration of the easement and authorization at the upcoming meeting on March 11, 2026. Supporting documentation is included for the Board's review, and we are available to provide any additional information as needed.

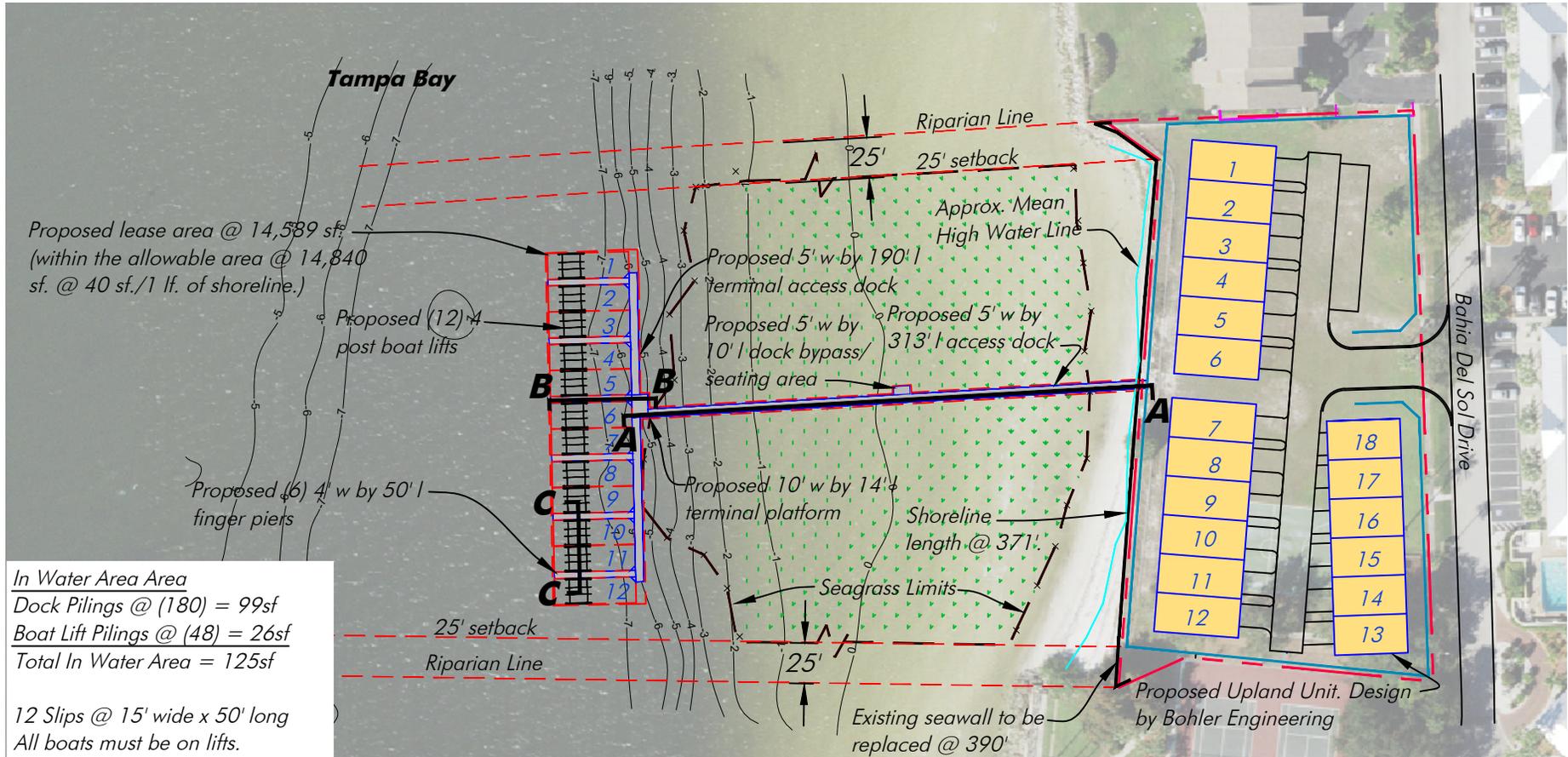
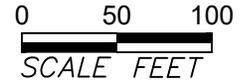
Sincerely,

Anthony Solo
Managing Partner
LH 82 Invest, LP



SECTION: 02
 TOWNSHIP: 32 S
 RANGE: 18 E

Hillsborough County Aerial 2020



Detail A - Proposed Dock Plan

SCALE: 1" = 100'

Note: Field work completed 6-6-23 by Hans Wilson and Associates, Inc. All topographic elevations reference NAVD88. Bathymetric survey references MLW @ -1.23' NAVD per DEP Tide Station 872-6384. MHW @ 0.32' NAVD Upland survey information provided by GeoPoint Surveying, Inc. dated 7-19-23.

PERMIT PLANS, NOT FOR CONSTRUCTION

This item has been digitally signed and sealed by Hans J.M. Wilson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

HANS J.M. WILSON
 REGISTERED PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 39680
 CA. LIC. NO. 8519
 DATE: April 10, 2025 3:47:33 p.m.

Drawing: SOLOT1MASTERMARINA.DWG



1938 Hill Avenue, Fort Myers, Florida 33901
 Office: 239-334-6870 Fax: 239-334-7810
 MARINE and ENVIRONMENTAL CONSULTANTS

4-1-25

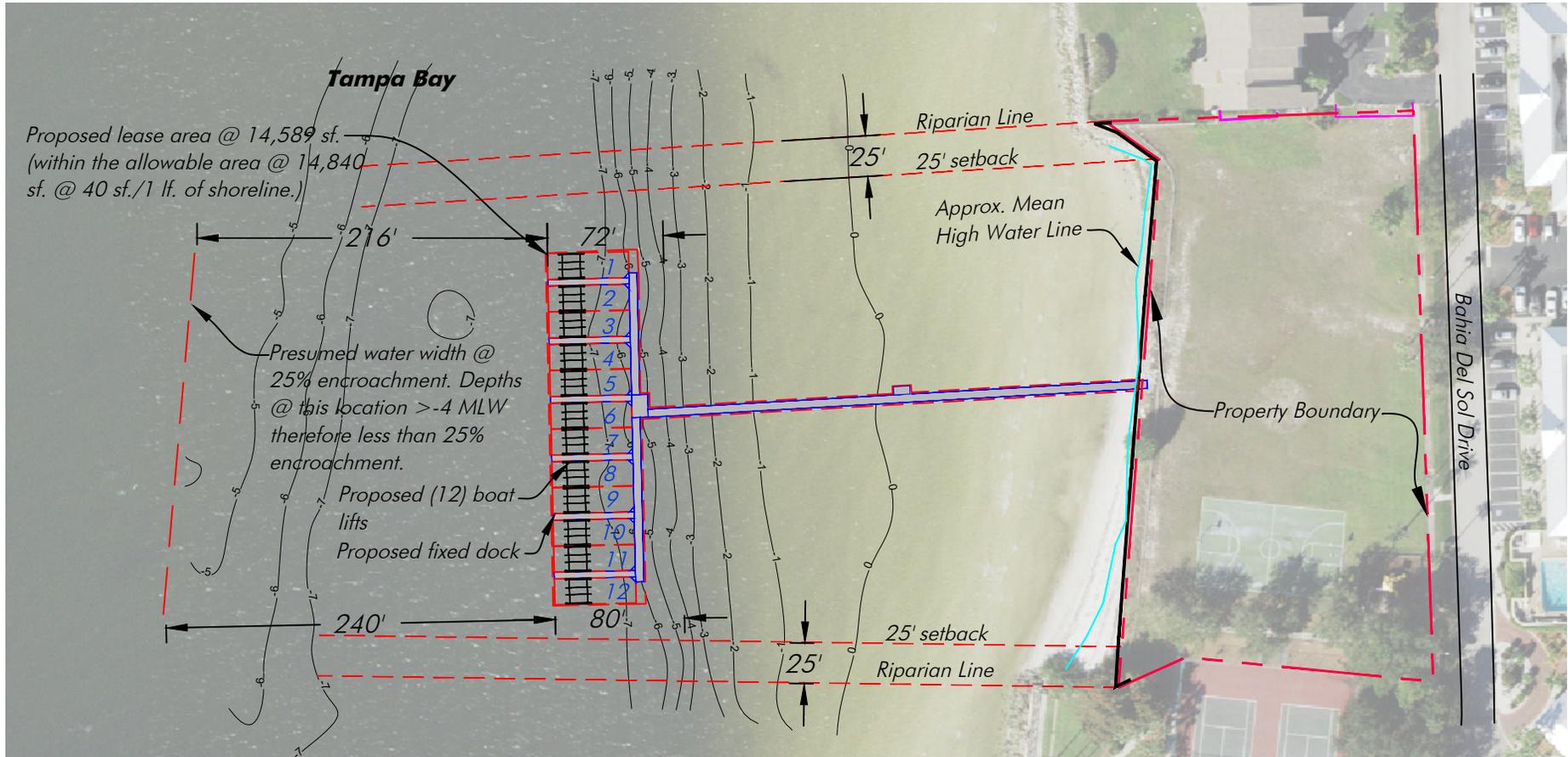
HJMW

Little Harbor Investments, LLC

SHEET
5/9

SECTION: 02
TOWNSHIP: 32 S
RANGE: 18 E

Hillsborough County Aerial 2020



Detail A - Proposed Sovereign Submerged Lands Lease

Note: Field work completed 6-6-23 by Hans Wilson and Associates, Inc. All topographic elevations reference NAVD88. Bathymetric survey references MLW @ -1.23' NAVD per DEP Tide Station 872-6384. MHW @ 0.32' NAVD Upland survey information provided by GeoPoint Surveying, Inc. dated 7-19-23.

SCALE: 1" = 100'

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DATE: April 10, 2025 3:47:33 p.m.
Drawing: SOLOT1MASTERMARINA.DWG



1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

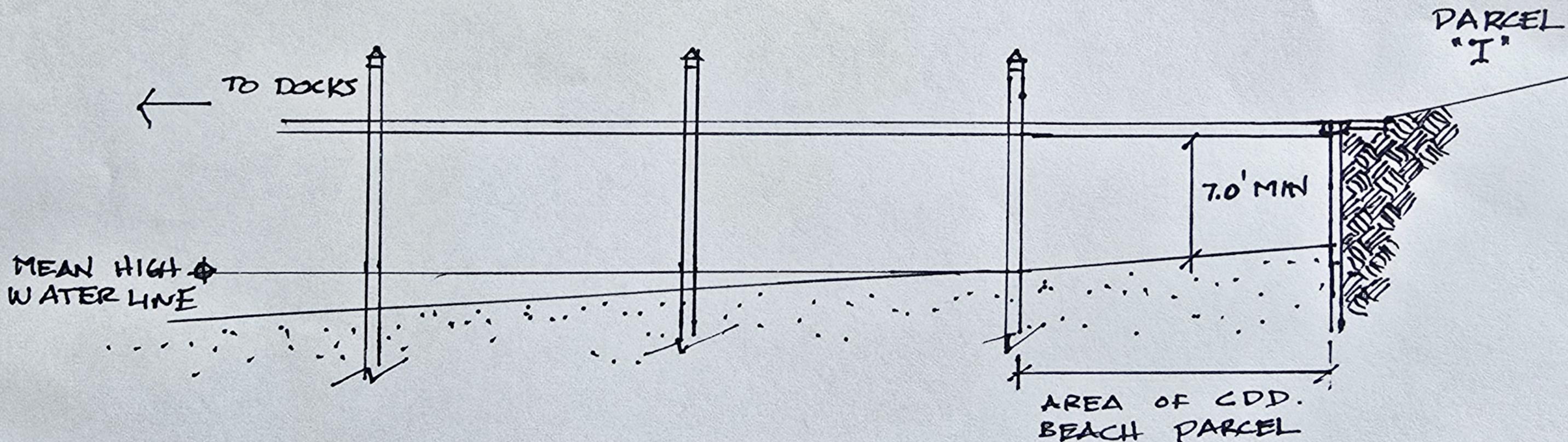
4-10-25

CAM

Little Harbor Investments, LLC

SHEET
6/9

PARCEL "I"
TRANSECT OF DOCK OVER
CDD BEACH PARCEL



NOT TO SCALE

RESOLUTION 2026-01

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING STEPHEN BLOOM AS
TREASURER OF THE SOUTH BAY COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the South Bay Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE SOUTH BAY COMMUNITY
DEVELOPMENT DISTRICT:**

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 11th day of February, 2026

Signed by:

Ian Brown

32DF01300B44471...

Chairman / Vice Chair

DocuSigned by:

Scott Campbell

2D352F41A3474AC...

Secretary / Assistant Secretary

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT’S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT’S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

WHEREAS, the South Bay Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of South Bay Community Development District (hereinafter the “Board”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Hillsborough County Supervisor of Elections (the “Supervisor”) to conduct the District’s General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District’s supervisor elections in conjunction with the General Election.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The Board is currently made up of the following individuals: John Aldrich, Mary Madden, Scott Campbell, and Ian Brown.

Section 2. The term of office for each member of the Board is as follows:

| | | |
|----------------|--------|-----------------------------|
| Vacant | Seat 1 | four year – expires 11/2028 |
| Mary Madden | Seat 2 | four year – expires 11/2026 |
| John Aldrich | Seat 3 | four year – expires 11/2028 |
| Scott Campbell | Seat 4 | four year – expires 11/2026 |
| Ian Brown | Seat 5 | four year – expires 11/2026 |

Section 3. Seat 2, currently held by Mary Madden, Seat 4, currently held by Scott Campbell, and Seat 5, currently held by Ian Brown, are scheduled for the General Election in November 2026.

Section 4. Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for their services an amount not to exceed \$200 per meeting of the Board,

not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District’s elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 11th DAY OF MARCH 2026.

ATTEST:

**SOUTH BAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson

**MINUTES OF MEETING
SOUTH BAY
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of the South Bay Community Development
2 District was held on Wednesday, February 11, 2026, at 1:00 p.m. at the Little Harbor POA Meeting
3 Room, 611 Destiny Dr, Ruskin, Florida 33570.

4
5 Present and constituting a quorum were:

- | | | |
|----|-----------------|--|
| 6 | | |
| 7 | Ian Brown | Chairperson |
| 8 | Scott Campbell | Vice Chairperson (<i>Via Phone</i>) |
| 9 | Stephen Herrera | Assistant Secretary (<i>Via Phone</i>) |
| 10 | Mary Madden | Assistant Secretary |
| 11 | John Aldrich | Assistant Secretary |
| 12 | | |

13 Also present, either in person or via Teams Communications, were:

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|----|-------------------------------------|-------------------------|
| 14 | Kristee Cole | Senior District Manager |
| 15 | David Smith | District Counsel |
| 16 | Residents and Members of the Public | |
| 17 | | |

18 *This is not a certified or verbatim transcript but rather represents the context and summary*
19 *of the meeting. The full meeting is available in audio format upon request. Contact the District*
20 *Office for any related costs for an audio copy.*
21

22 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

23 Ms. Cole called the meeting to order, and a quorum was established.

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25 **SECOND ORDER OF BUSINESS** **Approval of Agenda**

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| On MOTION by Ms. Madden, seconded by Mr. Campbell, with all 28 in favor, the February 11, 2026, meeting agenda was approved as 29 presented. 5-0 |
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31 **THIRD ORDER OF BUSINESS** **Audience Comments**

32 There were several comments made by members of the audience.

33 **FOURTH ORDER OF BUSINESS** **Staff Report**

- 34 **A. District Accountant**
 - 35 i. Review of Financial Statements
 - 36 ii. Acceptance of Check Register

37 The District Accountant informed the Board that expenditures are currently exceeding the
38 adopted budget and that approximately 85% of the total budgeted revenues have been collected to
39 date.

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South Bay CDD
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On MOTION by Mr. Brown, seconded by Mr. Aldrich, with all in favor, the check register was approved. 5-0

B. Landscape Report

An update was provided regarding the work that has been completed, as well as the recent frost and its impact.

C. District Engineer

- i. Stormwater Retention Pond Photos SWFWMD
 - ii. Stormwater SWFWMD Deviation Letter to Lennar
 - iii. Lennar Lot 125 – Little Harbor-Open Space TOPO
 - iv. Lennar Lot 125 – Little Harbor-Open Space TOPO-Markup
 - v. Lennar Little Harbor Ph3 – Clearing Outfall Structures 4,7, and 17
- Discussion was held regarding these proposals.

D. District Counsel

GMS and Inframark responded to the RFQ for District Counsel at the April meeting.

E. District Manager

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of RFP's

- i. Andres Landscape and Maintenance
- ii. Down To Earth
- iii. Juniper Landscape and Maintenance
- iv. Pine Lake Services
- v. Redtree Landscape Systems
- vi. Russell Landscape
- vii. United Land Services
- viii. Yellowstone Landscape

On MOTION by Ms. Madden, seconded by Mr. Brown, with all in favor, Russell Landscape was approved. 5-0

On MOTION by Ms. Madden, seconded by Mr. Brown, with all in favor, South County Landcare was terminated. 5-0

B. Consideration of District Manager RFP's

This item has been tabled.

C. Discussion on Proposed Dock Installation on Seagrape

Discussion regarding the dock installation on Seagrape was tabled and will be added to the next agenda.

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February 11, 2026

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SIXTH ORDER OF BUSINESS **Business Administration**
A. Consideration of Minutes from the Meeting held January 14, 2026

On MOTION by Ms. Madden, seconded by Mr. Aldrich, with all in favor, the January 14, 2026 minutes were approved. 5-0

SEVENTH ORDER OF BUSINESS **Supervisors' Requests**

Discussion was held regarding Sunset parking. Mr. Aldrich commented on the beautification of the community.

On MOTION by Mr. Brown, seconded by Mr. Aldrich, with all in favor, The Board approved an amount not to exceed \$3,000 for signage with Ms. Madden assisting with the process. 5-0

Ms. Madden provided an update on the south parking lot, noting it is under the District Engineer's review and expected to move forward next month, April 2026. Ms. Madden further advised that posts along the beach are coming up. Mr. Aldrich requested confirmation that pedestrian easements are not being intruded upon and inquired whether Tony has sold the property. Additionally, Stephen submitted his resignation.

On MOTION by Ms. Madden, seconded by Mr. Brown, with all in favor, the Board accepted Mr. Herrera's resignation. 5-0

EIGHTH ORDER OF BUSINESS **Audience Comments**

Mr. Jeff inquired whether the land has been sold.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Brown, seconded by Mr. Campbell, with all in favor, the meeting was adjourned at 2:22 p.m. 5-0

Secretary / Assistant Secretary Chairperson / Vice Chairperson